



Abode are pleased to present to the market this rare opportunity to buy on the stunning David Wilson Drakelow Park. Call us on 01283 845888 for more information.

Pre-show home offer - receive a £24,000 contribution and a flooring package worth over £9,000.\* Plus, be in for summer!

This spacious Emerson radiates comfort and style over three floors. Your large kitchen, with separate utility, has breakfast and family areas and access to the garden. The large dual-aspect lounge also leads to your garden via French doors and there's a separate dining room for more formal entertaining.

On the first floor are three double bedrooms, the large main bedroom with dressing area and en suite. The top floor has a further double bedroom, a single bedroom and a shower room. A double detached garage with parking for four cars completes this lovely home.



## Dining

11437'0"m x 10013'1"m

## Kitchen / Family / Breakfast

16755'2"m x 13343'2"m

## Lounge

22890'5"m x 11722'5"m

## Utility

6397'7"m x 5022'11"m

## WC

5022'11"m x 3323'5"m

## Bathroom

7027'6"m x 6532'1"m

## Bedroom 1

12896'11"m x 11725'8"m

## Bedroom 3

11230'3"m x 10095'1"m

## Bedroom 4

10095'1"m x 10065'7"m

## Dressing

8398'11"m x 6742'1"m

## Ensuite 1

8398'11"m x 4708'0"m





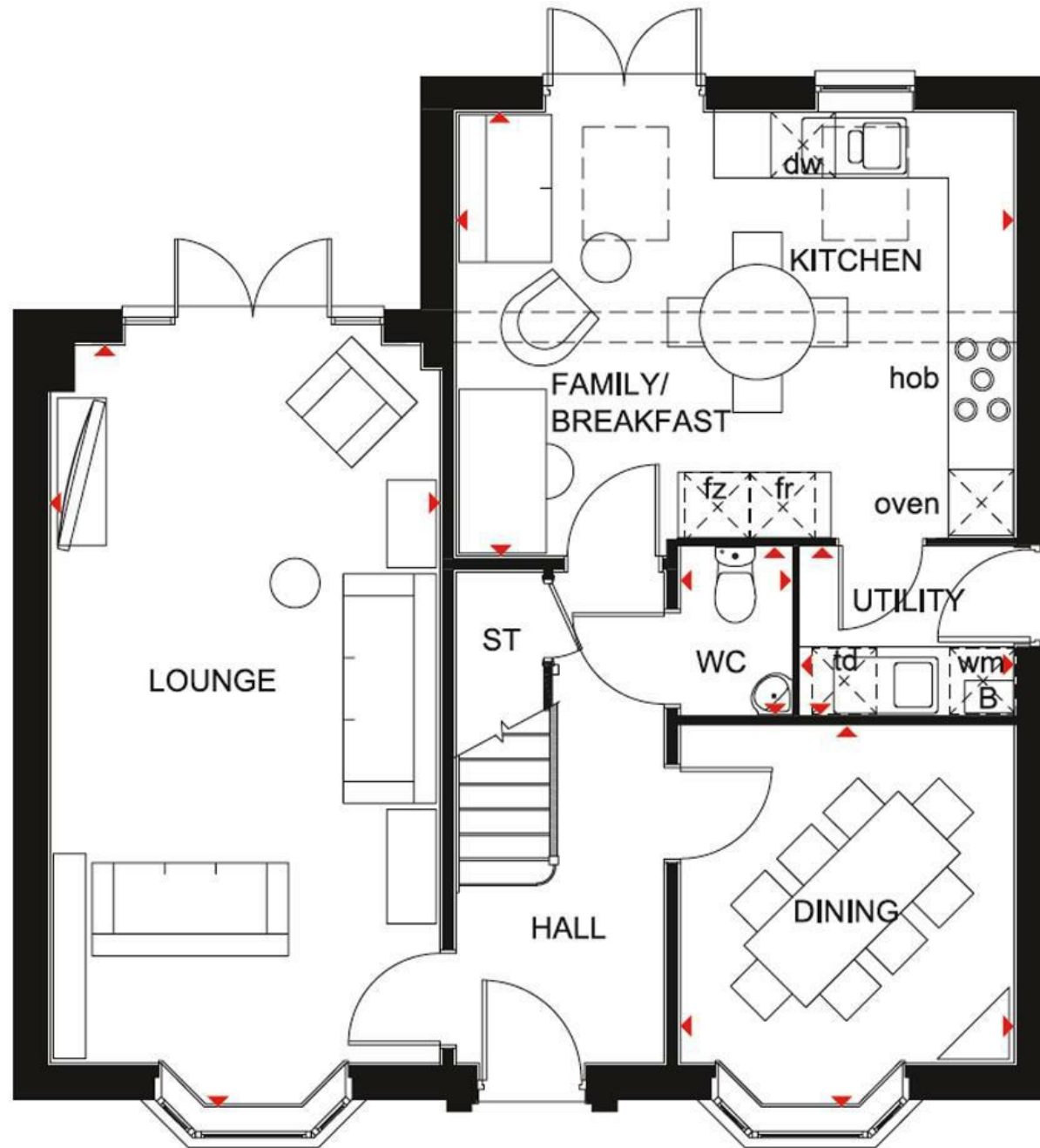


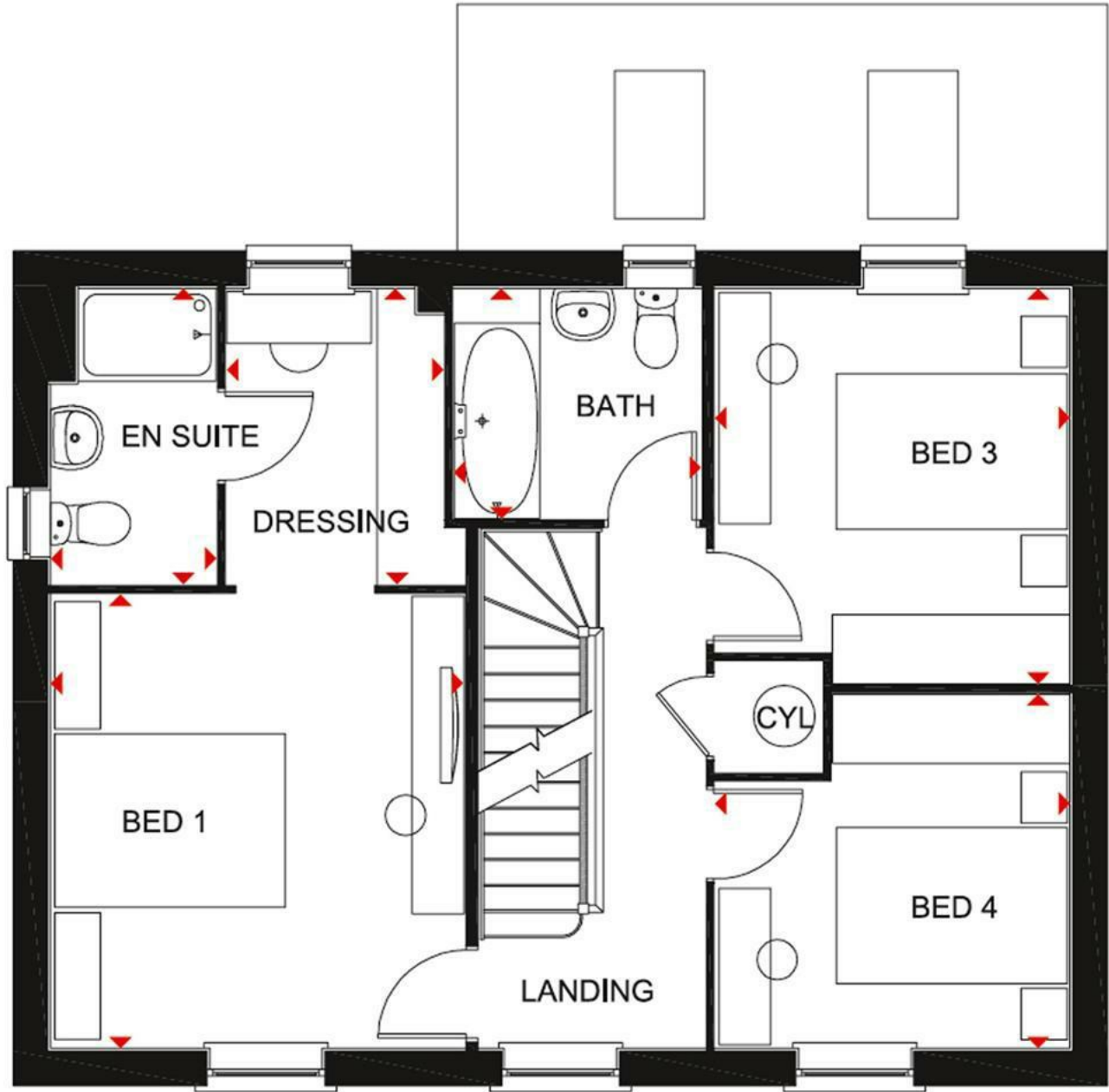


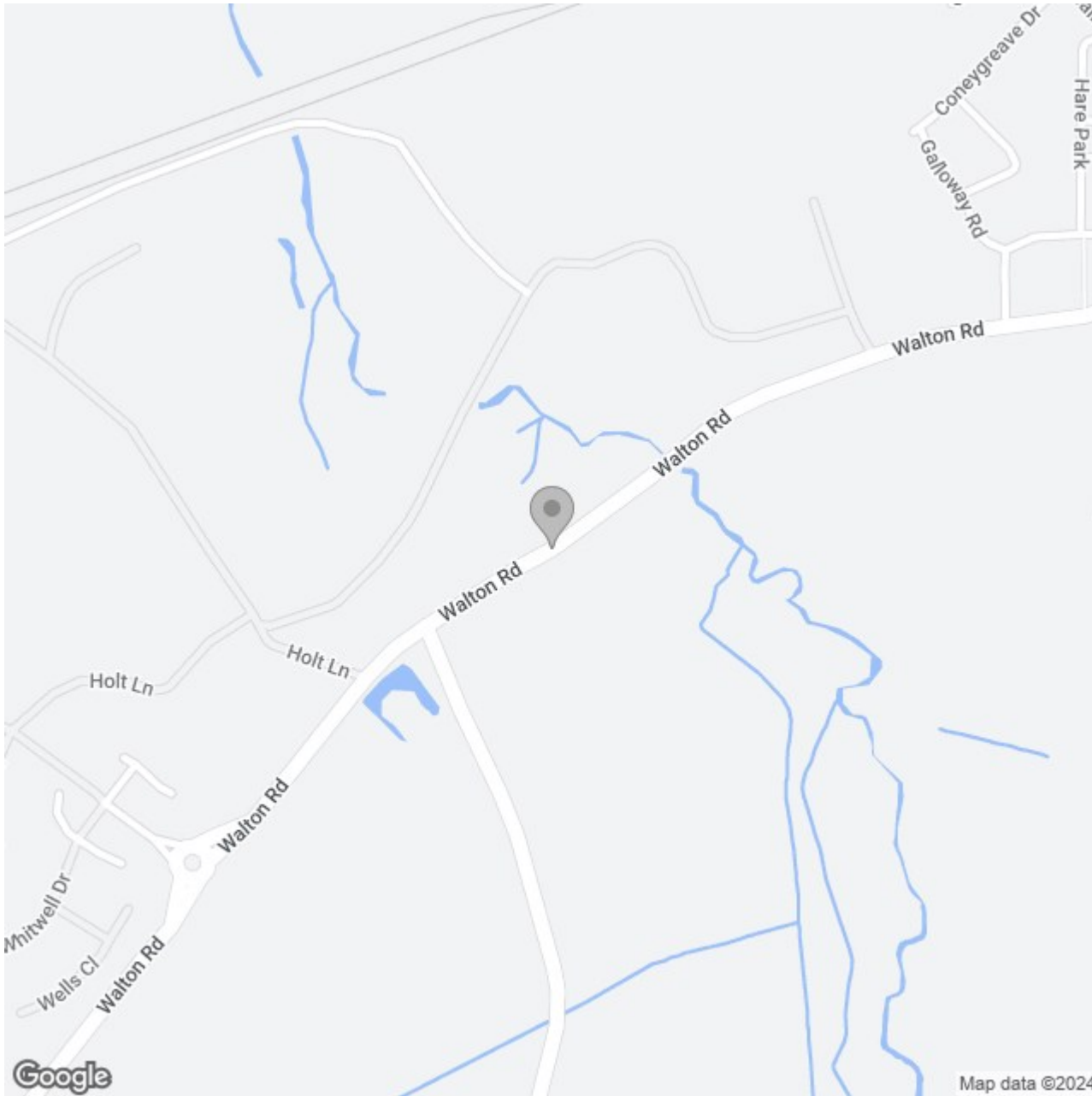












## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	