





*** SUMMER 2023 & WINTER 2023 ***

Sitting above Swadlincote town, adjacent to a golf course, you'll find a new neighbourhood of homes. Here, surrounded by the National Forest, a new community is beginning to take shape.

With views down over the town, country walks all around you and space to enjoy, this is a peaceful location away from the hustle and bustle. There's plenty of amenities and family entertainment just down the road, with shops, places to eat out and a cinema. For sporty families that love to keep active there's a lot to enjoy including snow sports, boxing, skating, basketball and swimming. Local parks and forest trails are just waiting to be explored at weekends, with spaces to walk the dog, run and cycle.

 **ABODE**
SALES & LETTINGS

The Heywood

Make a home with the Heywood and you will enjoy privacy and space in abundance. The Heywood has been designed as a great family home with a combination of open-plan living and a separate living space when you want to relax. Light airy spaces are at the heart of the design, brought to life with double sliding doors overlooking the garden. The result is a great light open plan kitchen with plenty of space for informal dining, a place where you'll want to spend time and entertain family and friends.

The kitchen is designed by a British company with a choice of finishes and work surfaces to suit your tastes. It comes with built in appliances and your choice of flooring. You'll benefit from a separate utility room with additional storage and a door leading outside. The living room is also designed to make the most out of light with a feature bay window that can also create the perfect place for a desk when working from home.

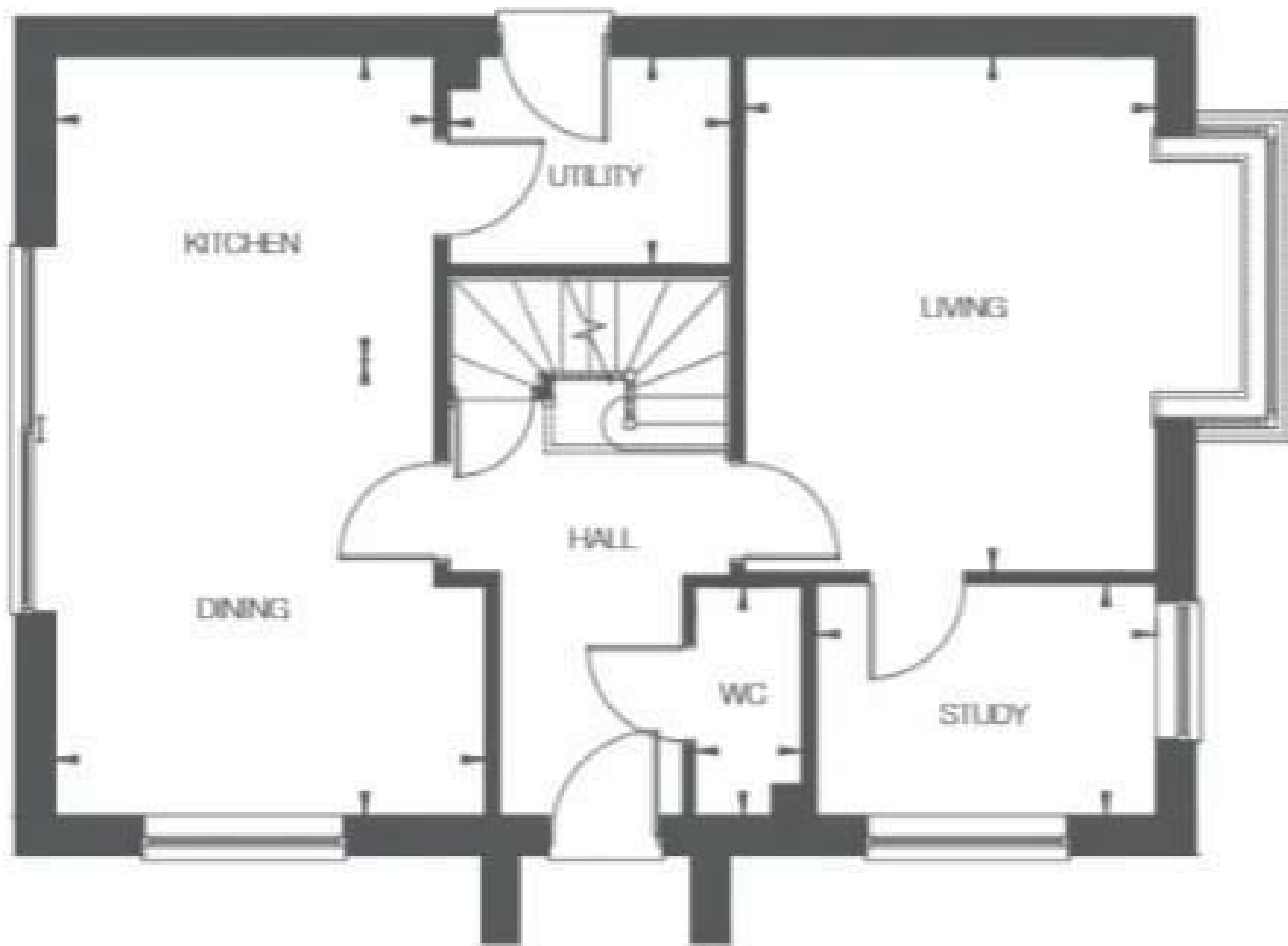
On the first floor, there are four double bedrooms including a master bedroom with its own en suite and built-in wardrobes providing good storage. The en suite has a great double shower and both the en suite and main bathroom are designed with contemporary white sanitaryware and your choice of Porcelanosa tiles.

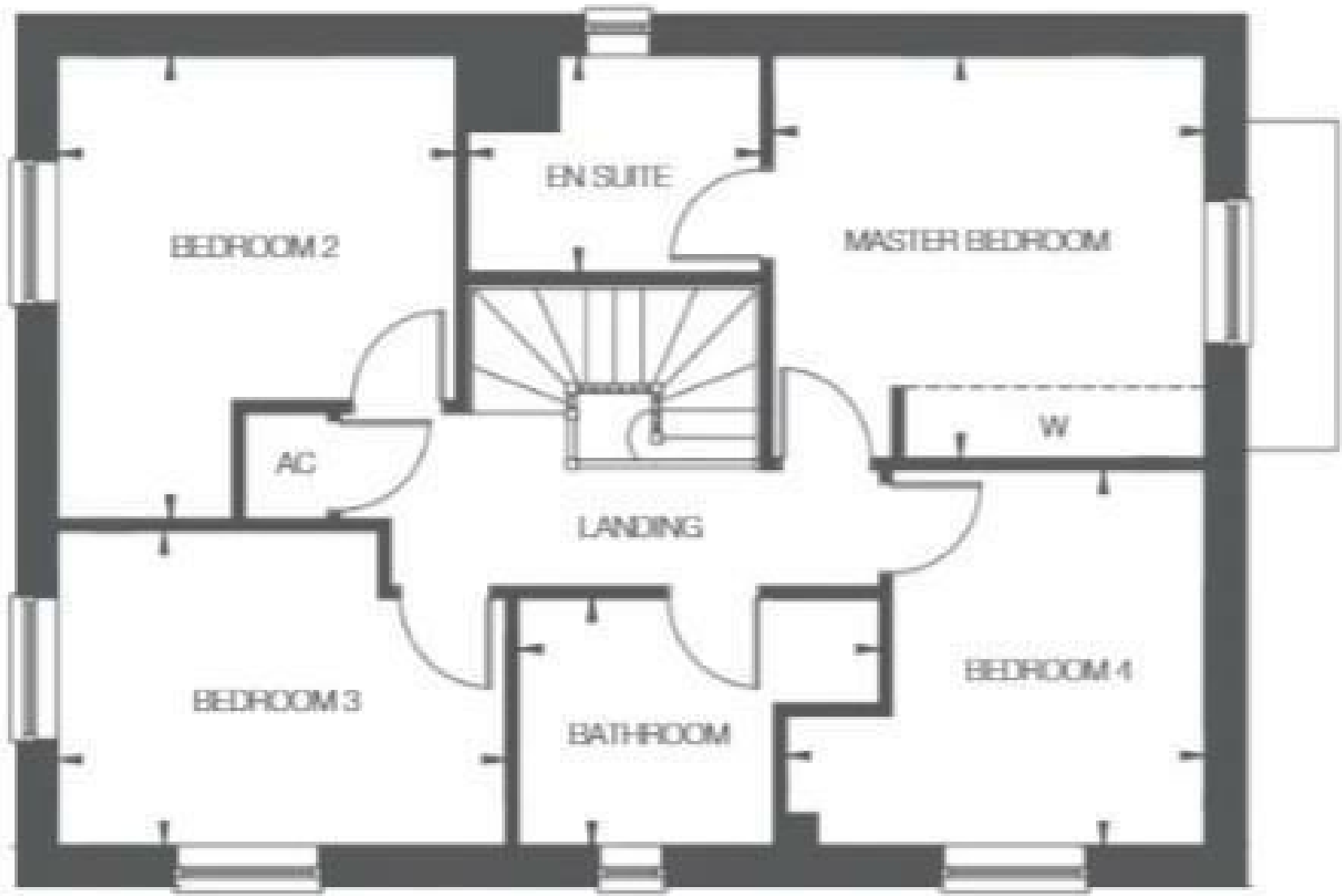
Outside, there is a private driveway and single garage. Your home also comes 10-year warranty for added peace of mind.

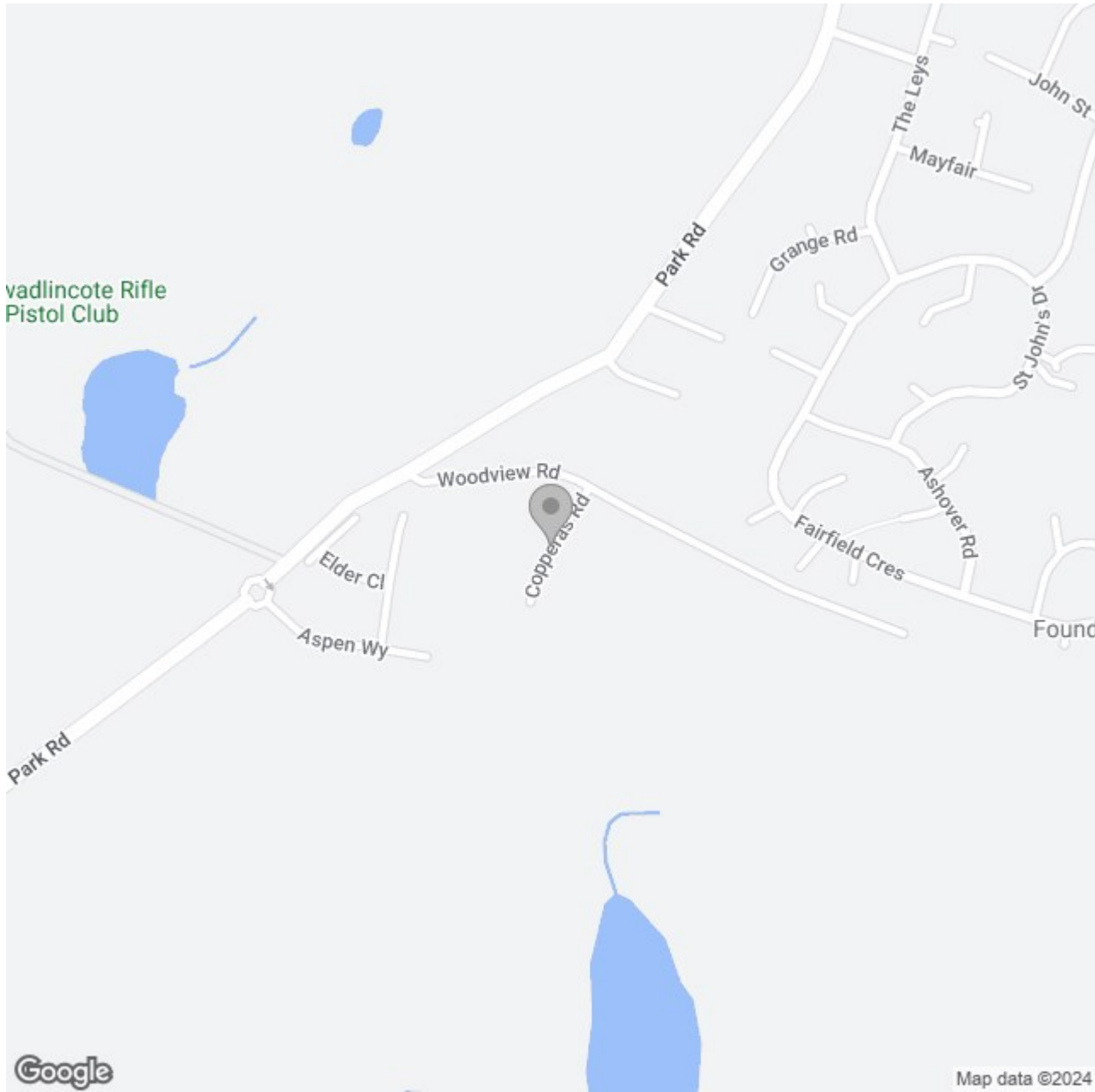


1,443 sq. ft.

Expected energy rating: B







Energy Efficiency Rating

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