







**\*\* BESPOKE FOUR BEDROOM DETACHED \*\* NEW BUILD \*\* GARAGE \*\* QUIET LOCATION AND STILL WALKING DISTANCE TO TOWN CENTRE \*\* 10 YEAR WARRANTY \*\* NO CHAIN \*\***

This stunning, new build property comprises of entrance hallway, living room, living/dining room, guest cloakroom/W.C., kitchen and utility. On the first floor there are four bedrooms, family bathroom and en-suite to the master. Outside there is a detached garage and turfed front and rear lawn with extensive patio area.

The developers are a local independent building firm, installing high quality furnishings, including woodblock work tops, oak doors and flooring installed to the bespoke looking build. Buyers are advise to contact Abode Estate Agents for further information.

Area - The property is located in a quiet location of Dove Walk, situated off Derby Road, but still within walking distance to the Town Centre and within easy access to local amenities such as shops, schools, leisure centre. Easy access to A50 which links all major road networks including the M1 and M6.



## New Build Specs

10 Year Warranty is granted for this property by Checkmate

EPC Rating - 84/92 - 6/9 categories rating "Very Good"

Tenure: Freehold

### Hallway

With a UPVC double glazed front entry door leading into, dogleg staircase rising to the first floor landing with a useful under stairs storage space, oak flooring throughout, thermostat, spotlighting to ceiling, central heating radiator, oak panelled doors lead to:

### Cloaks/WC

With a UPVC double glazed frosted glass window to the front elevation, low-level WC, with continental flush, wash hand basin with mixer tap, and tiled splashback, chrome heated towel radiator, extractor fan, spotlighting to ceiling.

### Lounge

With a UPVC double glazed bay window to the front elevation, central heating radiator, further UPVC double glazed frosted glass unit to the side elevation, TV aerial point, opening leads to:

### Dining/Living Space

With a UPVC double glazed window to the rear elevation, UPVC double glazed French doors, leading to the rear patio, oak flooring throughout, smoke alarm, central heating radiator, two TV aerial points, opening leading to:



### Kitchen

With a central heating radiator, UPVC double glazed window to the front elevation, the kitchen features a range of matching base and eye level storage cupboards and drawers with woodblock drop edge preparation work surfaces. Includes a composite sink and drainer with mixer tap, four ring electric hob with stainless steel extractor hood, oven/grill, space for further freestanding white goods and appliances, spotlighting to ceiling, smoke alarm, panelled door, leads to:









### Utility Room

With UPVC double glazed window to the rear elevation, UPVC double glazed side entry door, oak panelled flooring throughout, base level storage cupboards with woodblock effect drop edge preparation work surfaces with complementary tiling surrounding, stainless steel sink and drainer with mixer tap and plumbing freestanding space for white goods, central heating radiator, smoke alarm, extractor fan, spotlighting to ceiling, panelled door leads to:

### Boiler Room

With a pressurised hot water tank system, mains alarm system unit, Valiant central heating gas boiler.

### Landing

With a central heating radiator access into loft space via loft hatch with pull down ladders, smoke alarm, spotlighting to ceiling, built-in storage cupboard, oak panel doors lead to:

### Master Bedroom

With a UPVC double glazed window to the front elevation, central heating radiator, TV aerial point, panel door leads to:

### En-suite

With a UPVC double glazed window to the rear elevation, featuring a three-piece shower room suite, comprising of low-level WC with continental flush, vanity wash hand basin with mixer tap, tiled splashback and base level storage cupboards, double walk-in shower cubicle with sliding glass screen, PVC panels to wall coverings, showerhead over with built-in extractor, spotlighting to ceiling and access into loft space and chrome heated towel radiator.



### Family Bathroom

With UPVC double glazed frosted glass window to the front elevation, featuring a three-piece bathroom suite, comprising of low-level WC with Continental flush, wash hand basin with mixer tap and tiled splashback with base level storage cupboard, P-shaped bath unit with shower head over, glass screen and PVC panels to wall coverings, chrome heated towel radiator, spotlighting to ceiling with built-in extractor.

### Bedroom Two

With dual aspect UPVC double glazed windows with units to front elevation and side elevations, central heating radiator, TV aerial point.

### Bedroom Three

With UPVC double glazed window to the rear elevation, central heating radiator, TV aerial point

### Bedroom Four

With UPVC double glazed window to the rear elevation, central heating radiator, TV aerial point.

### Garage

To the front of the property is a garden which is laid to lawn, enclosed by a brick and timber fenced wall to the front. To the rear, a flagstone paved patio with brick edging leads to the garden which is predominantly laid to lawn, enclosed to three sides by panelled fencing and with gated access to the front. A block paved driveway provides ample parking for several vehicles, which in turn leads to the detached garage having an up and over door, power, and personnel door to the canopy.







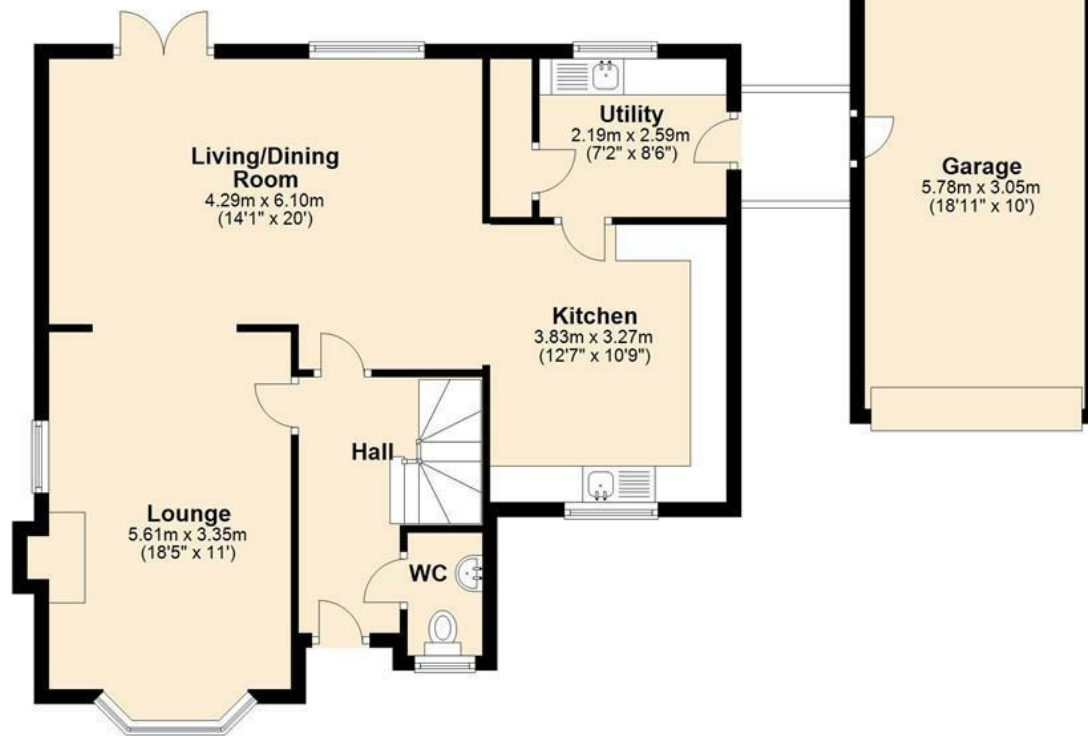








**Ground Floor**



**First Floor**

