



Abode
SALES & LETTINGS
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**** HIGH SPECIFICATION NEW FAMILY HOME **** The Aldrich is a miller design family home in the highly regarded village of Castle Donington. This well proportioned property offer a hall and guest cloakroom, Lounge, stunning kitchen diner with doors onto the garden. Four good size bedrooms, en suite shower room and a family bathroom. Single garage, drive and a garden. CONTACT ABODE FOR FUTHER INFORMATION 01332 331010.



HALL

Entrance door into the hall with stairs to the first floor, radiator and doors to -

CLOAKROOM

Low flush wc, wash hand basin, radiator.

LOUNGE

Upvc double glazed window to the front and a radiator.

KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and a drainer unit. Fitted oven and hob, plumbing for a washing machine and dishwasher and integrated fridge freezer. UPvc double glazed window and doors onto the garden, radiator.

FIRST FLOOR LANDING

Storage cupboard, radiator, upvc double glazed window and doors to -

BEDROOM 1

Upvc double glazed window and a radiator.

EN SUITE

Double shower, low flush wc, wash hand basin, radiator.

BEDROOM 2

Upvc double glazed window and a radiator.

BEDROOM 3

Upvc double glazed window and a radiator.

BEDROOM 4

Upvc double glazed window and a radiator.



BATHROOM

Panel enclosed bath, low flush wc, wash hand basin, radiator and upvc double glazed window.

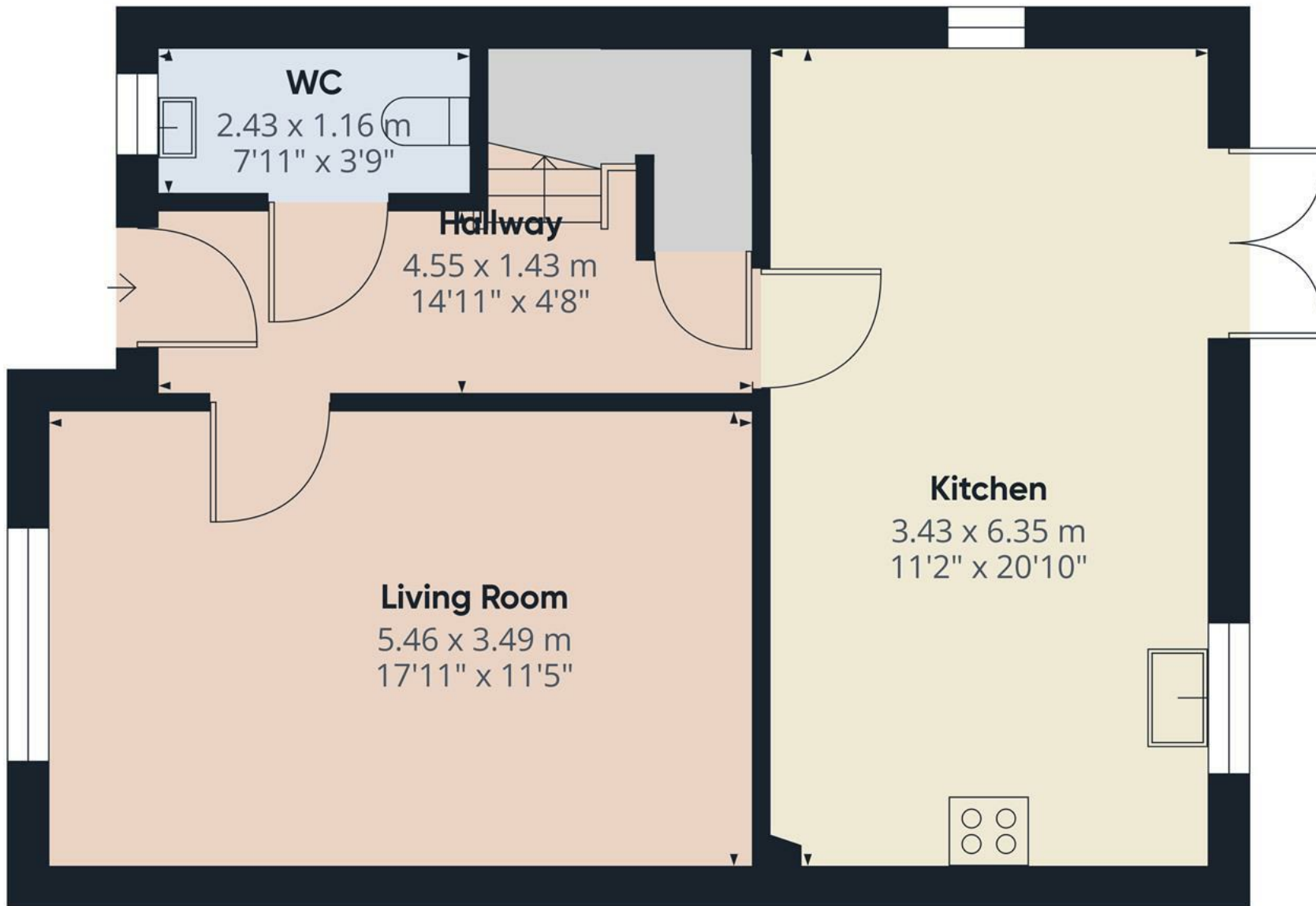
OUTSIDE

Long drive and a single garage. Enclosed rear garden.









Approximate total area⁽¹⁾

53.18 m²

572.42 ft²

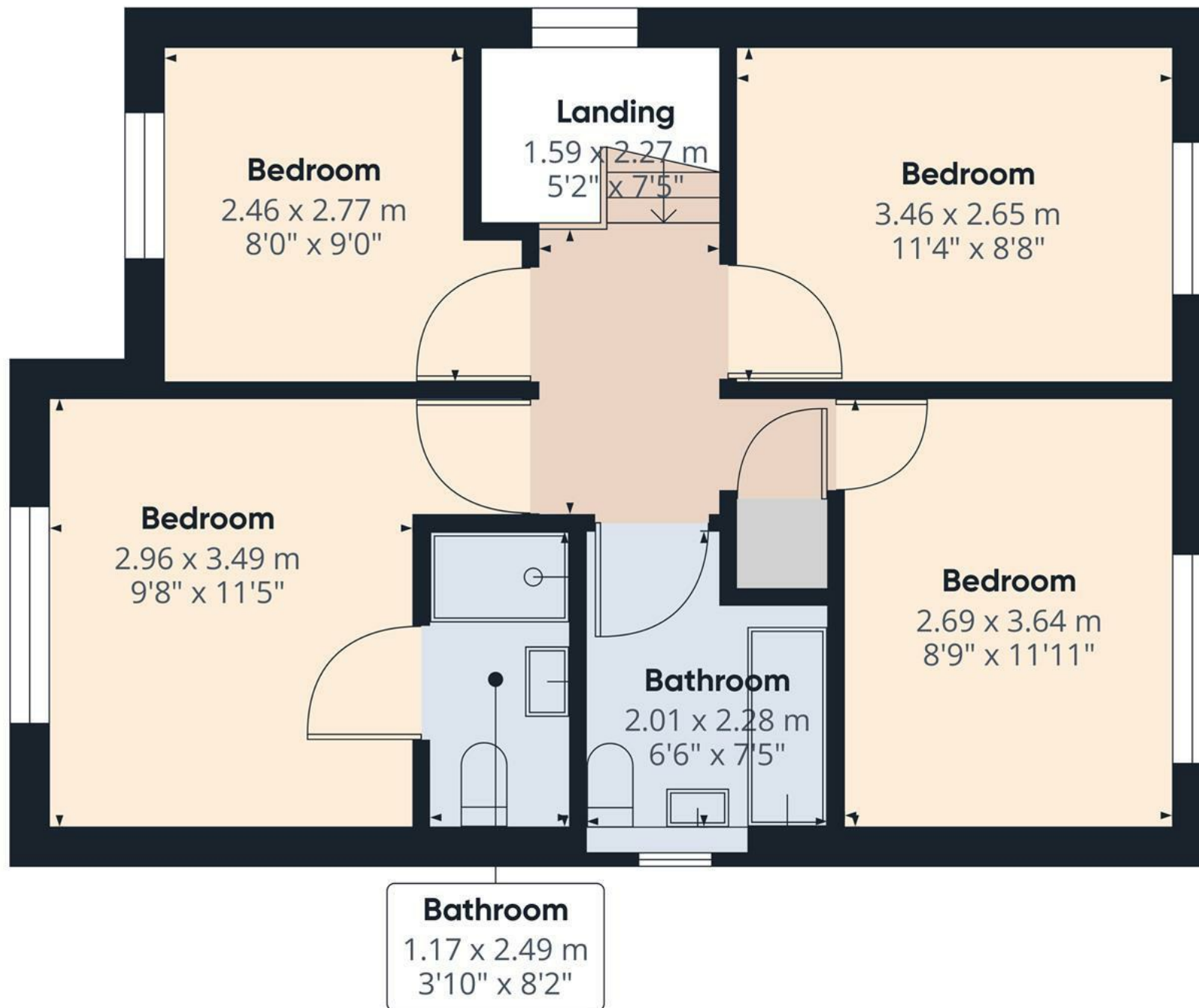
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 0



Floor 1

Approximate total area⁽¹⁾

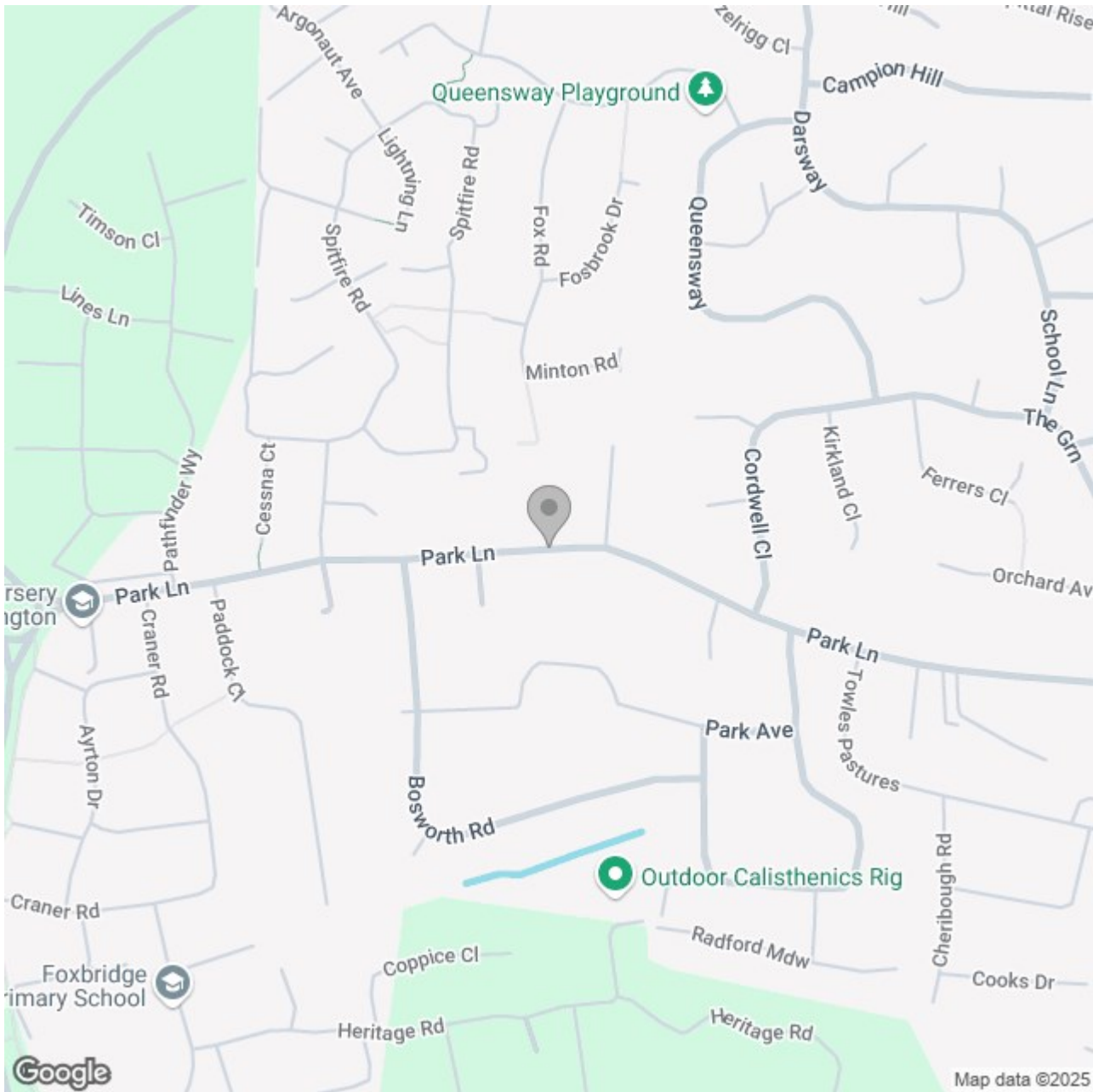
49.47 m²
532.49 ft²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

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