**** EXCLUSIVE DEVELOPMENT OF 4 LUXURY HOMES **** HIGH SPECIFICATION **** Abode are delighted to be working with Chevin homes on this bespoke development in Castle Donington.

- Attractive four bedroom detached property
- High specification throughout as standard
- Stunning open plan living dining kitchen with dual aspect sliding / bi-fold doors
- Separate living room with sliding / bi-fold doors
- Utility and useful boot room with storage
- Granite work surfaces with integrated branded appliances
- Four generous bedrooms with master en-suite
- Small exclusive development of just four stylish properties
- High specification throughout as standard
- Garage and off-road parking
- Structural warranty

# SPECIFICATION

6 Year Architect certificate

Externals

Composite front entrance door with multipoint locking system
Aluminium windows
Block paved driveway with low level lighting
Slabbed pathways and patio area
Turfed rear gardens
Outside tap & power supply

Internal Finish

Underfloor heating to ground floor
Modern internal doors with brushed chrome furniture
Staircase where applicable with oak newel post and handrails
with feature glass infills
7” skirting with architraves finished in satin white
Walls & ceilings finished in emulsion from the Chevin range
Combination boiler to all homes
Electric fire with feature surround to Living Room, available from
the Chevin range to all homes.
Kitchens
Kitchen units, quartz worktops and splashbacks, available from
the Chevin range with under cupboard lighting
Integrated oven and microwave
Induction hob with extractor hood and splashback
Integrated dishwasher & fridge freezer
Integrated water boiling & filtered tap
Utility with plumbing and power supply for appliances
Wine cooler

## HALL

## CLOAKROOM

## LOUNGE

## OPEN PLAN DINING KITCHEN

## FAMILY ROOM

## UTILITY ROOM

## FIRST FLOOR LANDING

## BEDROOM I

EN SUITE

BEDROOM 2

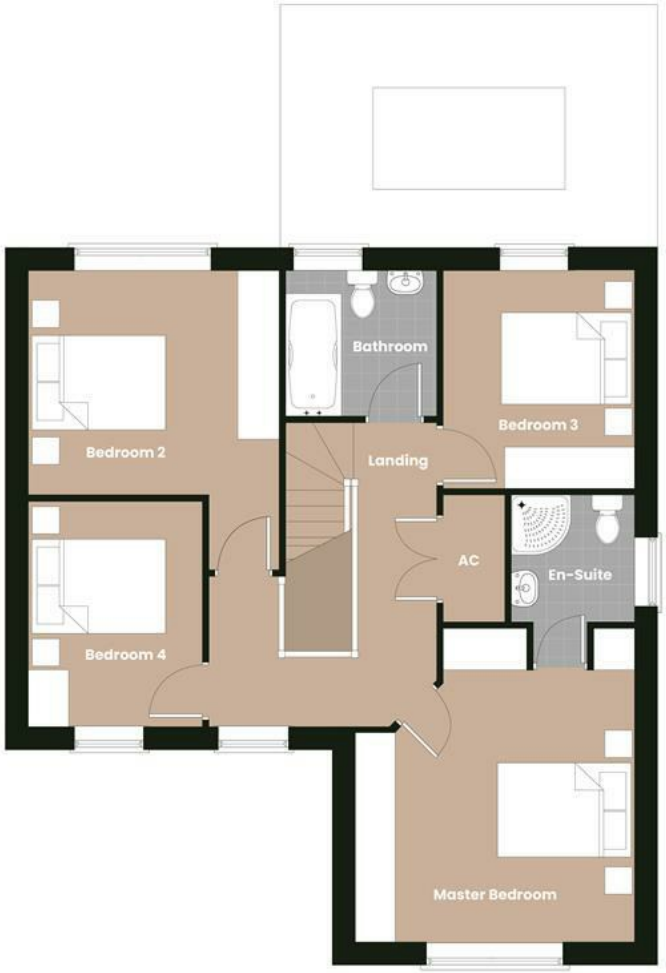
BEDROOM 3

BEDROOM 4

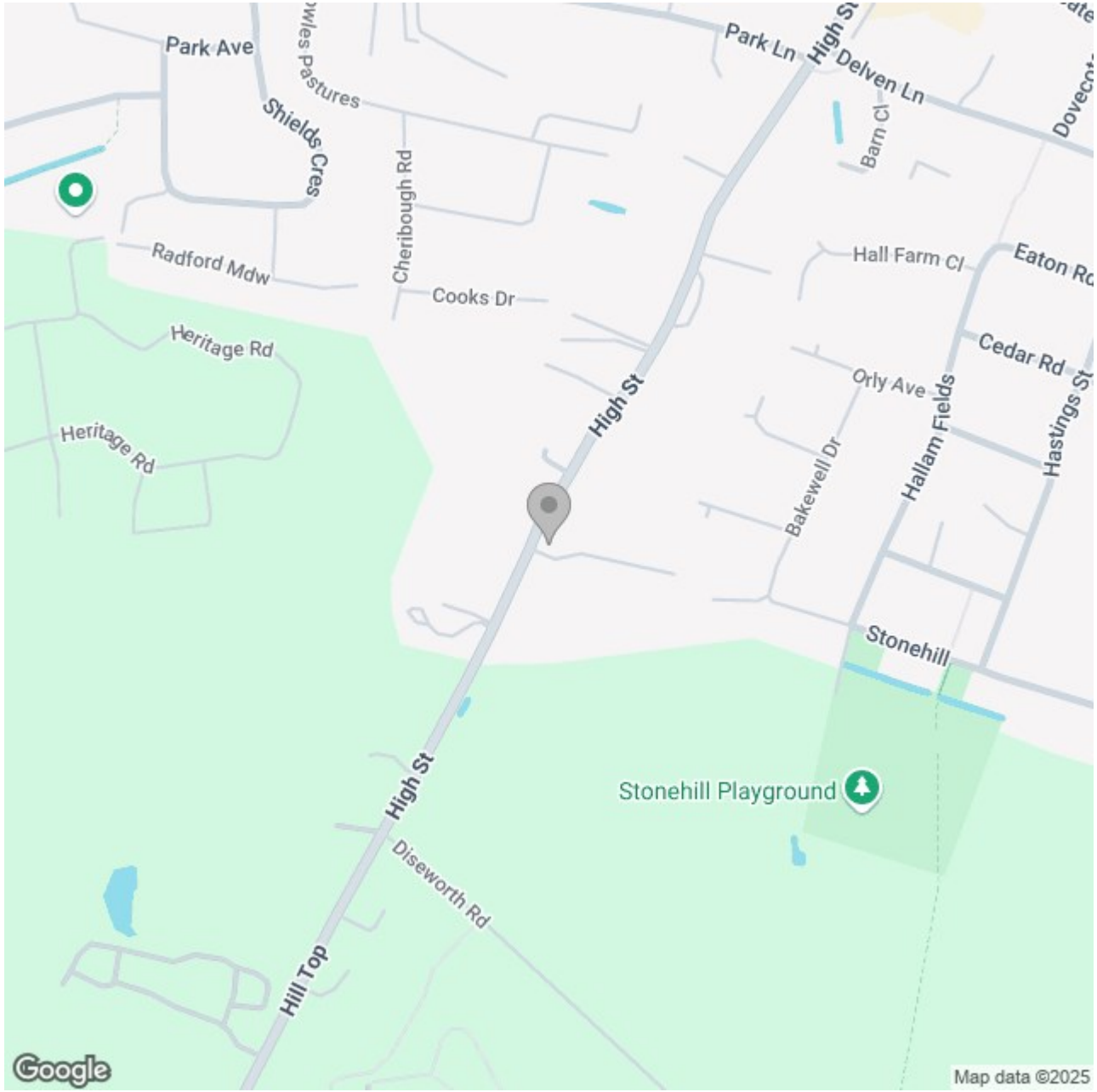
BATHROOM

GARAGE

**Ground Floor Plan - Plot 2**




**First Floor Plan - Plot 2**




## 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