







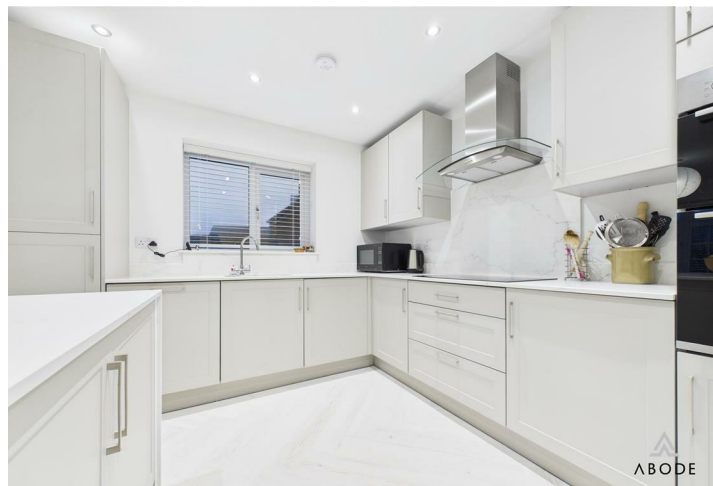
**\*\* CAMERON HOMES \*\* ONE OF THE LARGEST  
PLOT ON THE DEVELOPMENT \*\* GARAGE \*\*  
UPGRADES INCLUDED \*\***

Being built complete in 2025 and designed with modern family living in mind, the property features a superb British-designed kitchen with Quartz worktops and integrated appliances, flowing effortlessly into a bright open-plan dining area with French doors to the enclosed rear garden. A separate bay-fronted living room adds a touch of elegance, while a private study offers valuable flexibility for those working from home.

Upstairs, four generous double bedrooms provide comfort for the whole family, including a master suite with fitted wardrobes and a contemporary en-suite.

Benefitting from having one of the largest plots on site and west facing, this family home must be viewed to be fully appreciated. The EPC grading has an A rated performance, providing buyers with a peace of mind that the home's energy bills are kept to a minimum, having solar panels to the south facing aspect.

Viewing by appointment only.



**ABODE**  
SALES & LETTINGS



## Details

This premium executive Heywood home offers 1,443 sq. ft. of high-quality, contemporary accommodation, featuring a British-designed kitchen with a quartz worktop, Electrolux integrated appliances and carpets included throughout. The master bedroom includes a premium fitted wardrobe, with the option to add built-in wardrobes to the remaining bedrooms. The property is fitted with an Ideal Standard combination boiler, and French doors from the kitchen lead directly out to the enclosed rear garden. A 10-year warranty provides added reassurance.

With its elegant double-fronted exterior, spacious porch and large windows, this home is designed to fill every room with natural light. The open-plan kitchen and dining area serve as a central family hub, opening onto the private garden and offering the perfect setting for everyday living and social gatherings. A separate living room with a characterful bay window delivers a more formal and relaxing space, while the dedicated study provides privacy and flexibility for working from home. A cloakroom and discreet utility room complete the ground floor.

Upstairs, four double bedrooms offer comfort and space for all the family. The master bedroom benefits from a fitted mirrored wardrobe and a contemporary en-suite bathroom, complemented by a sleek main family bathroom. The home also includes a garage.

## Information

Although this property benefits from the high specification and modern features typically associated with a new build, it is not being sold as a new build home. The house was newly constructed and completed in 2025, and has since been owned and occupied, meaning all upgrades, including Karndean flooring, relandscaping, bespoke custom fitted blinds throughout and Porcelanosa tiling to bathrooms and WC. This offers buyers the advantage of a fully finished, move-in-ready home.

## Measurements

### Ground Floor

Living Room: 3.61m x 4.54m (11'10" x 14'11")

Study: 2.98m x 2.02m (9'9" x 6'8")

WC: 0.95m x 1.99m (3'11" x 6'6")

Utility: 2.49m x 1.82m (8'2" x 6'0")

Kitchen: 3.33m x 3.27m (10'11" x 10'9")



Dining Room: 3.78m x 3.40m (12'5" x 11'2")

### First Floor

Master Bedroom: 3.65m x 3.40m (12'0" x 11'2")

En Suite: 2.46m x 1.82m (8'1" x 6'0")

Bedroom 2: 3.36m x 3.94m (11'0" x 12'11")

Bedroom 3: 3.77m x 2.62m (12'4" x 8'7")

Bedroom 4: 3.54m x 3.17m (11'7" x 10'5")

Bathroom: 3.08m x 2.08m (10'1" x 6'10")

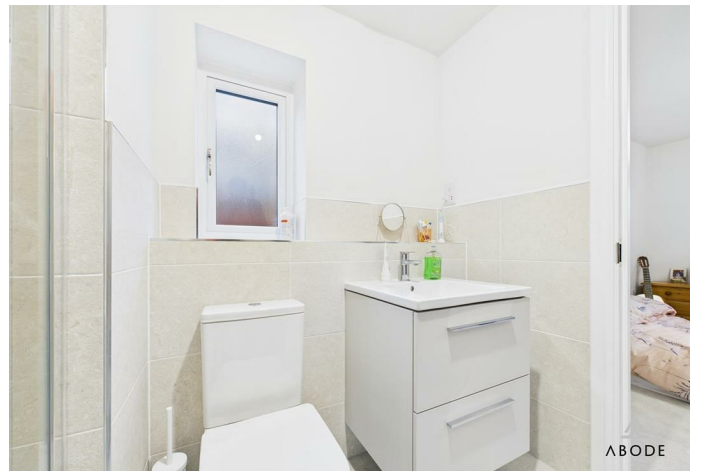




















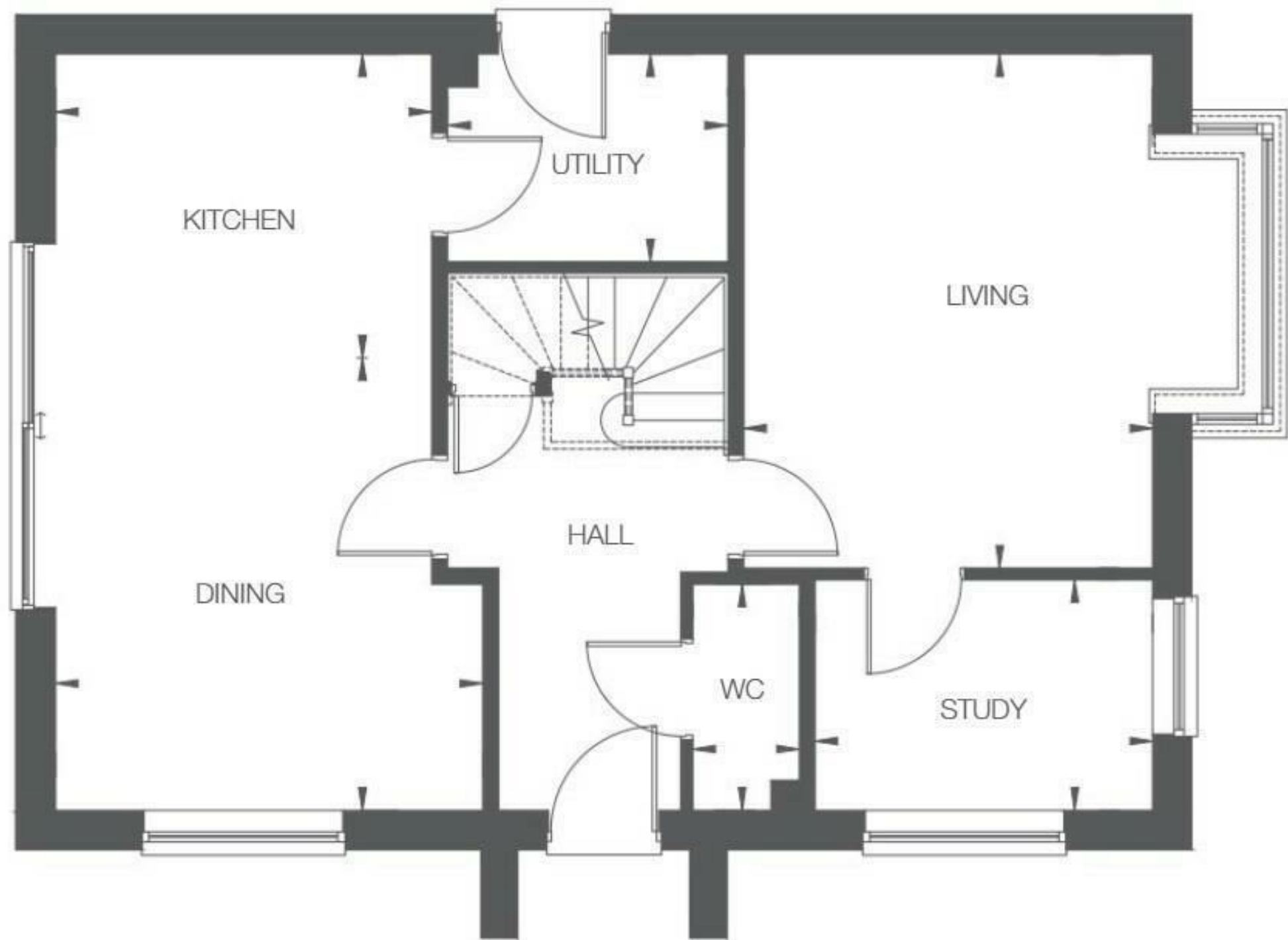




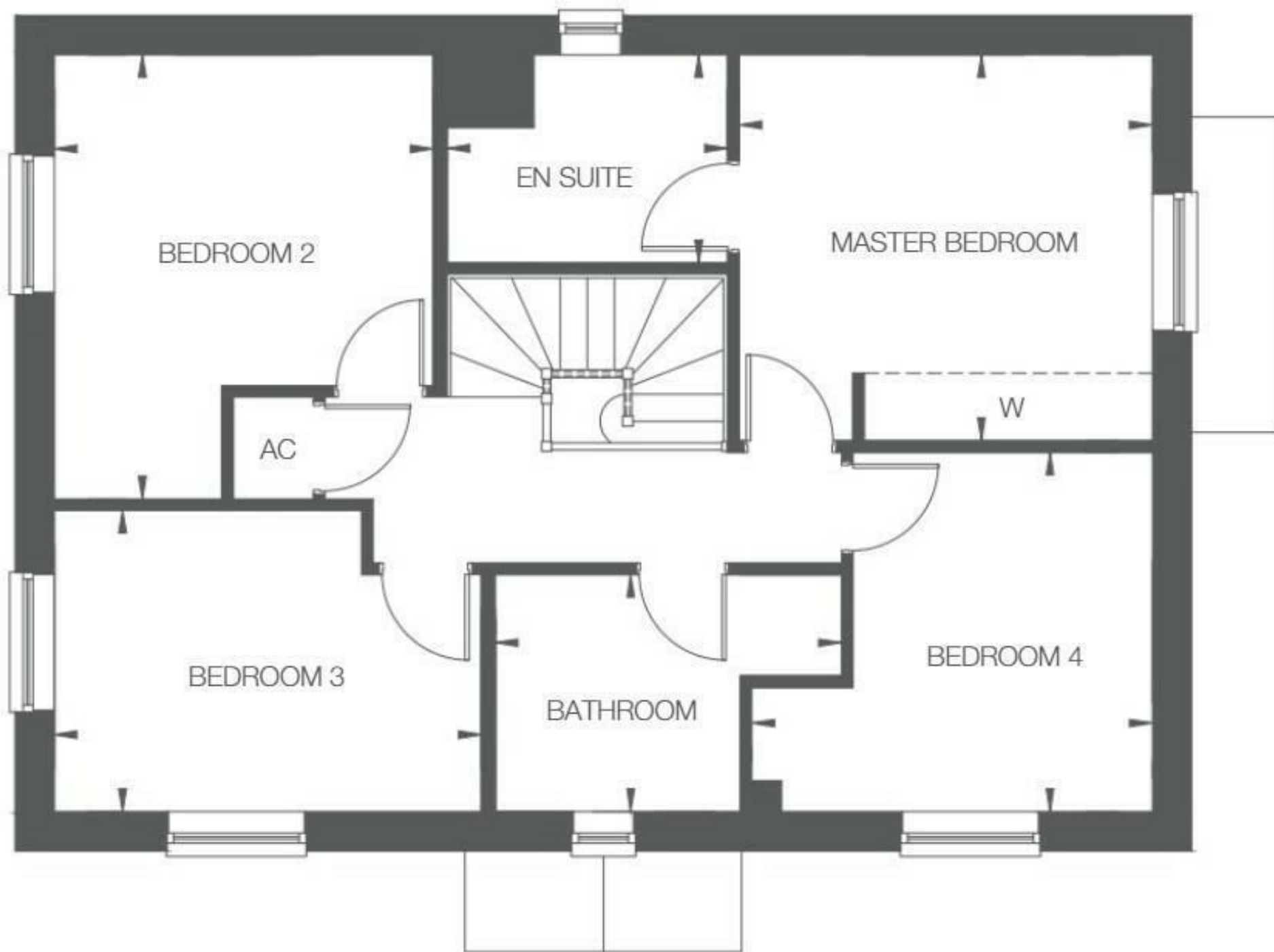




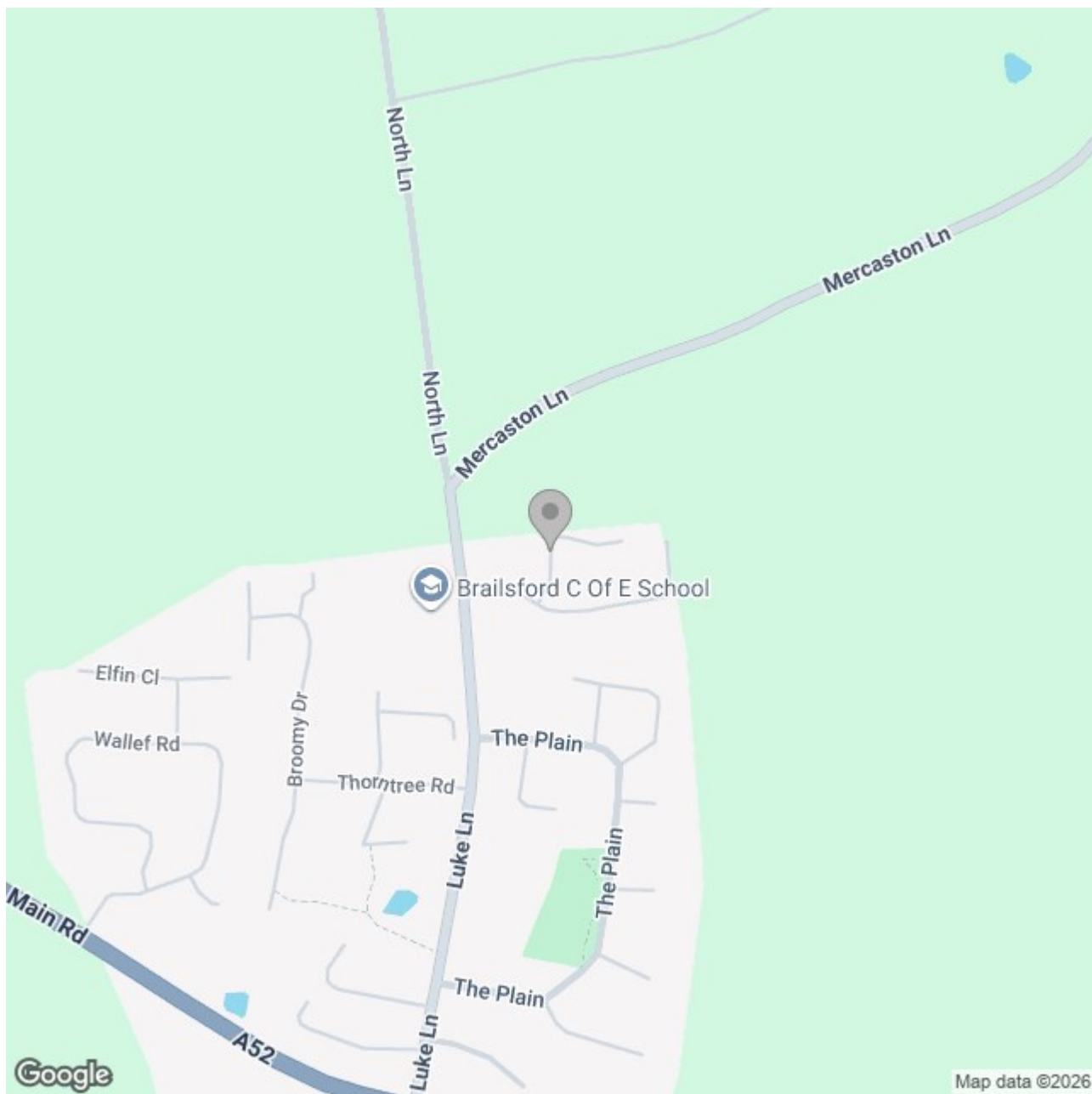












### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>95</b>	<b>95</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 