





Stamp Duty Paid worth £13,750* + save over £12,000* in luxury upgrades

*Terms and Conditions apply. Please speak to a Sales Advisor for further information.

Set within the sought-after Cameron Tatenhill development, this impressive new build four-bedroom detached home offers approximately 1,550 sq ft of thoughtfully designed living space, perfect for modern family life.

The ground floor is centred around a stunning open-plan kitchen and family area, complete with bi-fold doors that open out to the rear garden, creating a seamless indoor-outdoor living experience. A separate utility room sits just off the kitchen. The lounge features bay window that fills the room with natural light.

Upstairs, a striking gallery landing leads to four spacious bedrooms. The principal bedroom enjoys fitted wardrobes and a stylish en suite, finished with a premium spotlight package and chrome towel rails. The remaining bedrooms are well-proportioned and family bathroom.

Externally, the property benefits from a private driveway and a single integral garage, offering ample parking and storage.

As a brand-new home, there is also the exciting opportunity to personalise finishes, allowing you to tailor the property to your own taste and style.

* Images are from another plot and may vary from the actual plot.




ABODE
SALES & LETTINGS

Dimensions

Ground Floor -

Living Room – 3.57m x 4.40m (11' 8" x 14' 5")

Kitchen/Dining – 8.86m x 4.11m (29' 0" x 13' 6")

Utility – 2.05m x 1.86m (6' 9" x 6' 1")

W/C – 1.45m x 1.11m (4' 9" x 3' 8")

First Floor –

Master Bedroom – 3.57m x 4.23m (11' 8" x 13' 10")

En Suite – 2.68m x 1.48m (8' 10" x 4' 10")

Bedroom 2 – 3.07m x 4.72m (10' 1" x 15' 5")

Bedroom 3 – 3.53m x 3.92m (11' 7" x 12' 10")

Bedroom 4 – 3.07m x 3.47m (10' 1" x 11' 5")

Bathroom – 2.01m x 2.83m (6' 7" x 9' 3")

What's included

Premium British-designed kitchen with upgraded shaker doors and AEG appliances included

Flooring throughout including Karndean, Apollo carpets and Porcelanosa tiling

Premium white sanitaryware to bathroom, ensuite and cloakroom

Chrome towel radiators to bathroom and en suite

Solar panels

Worcester Bosch combination boiler

Built to last with high-quality materials and energy efficient for lower bills

Single integral garage

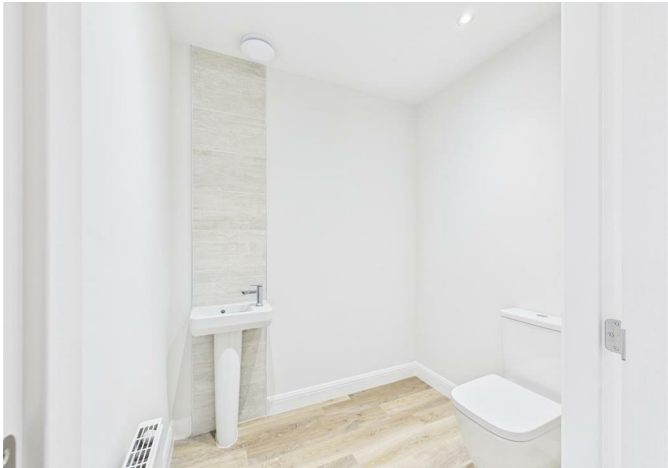
NHBC 10-year warranty

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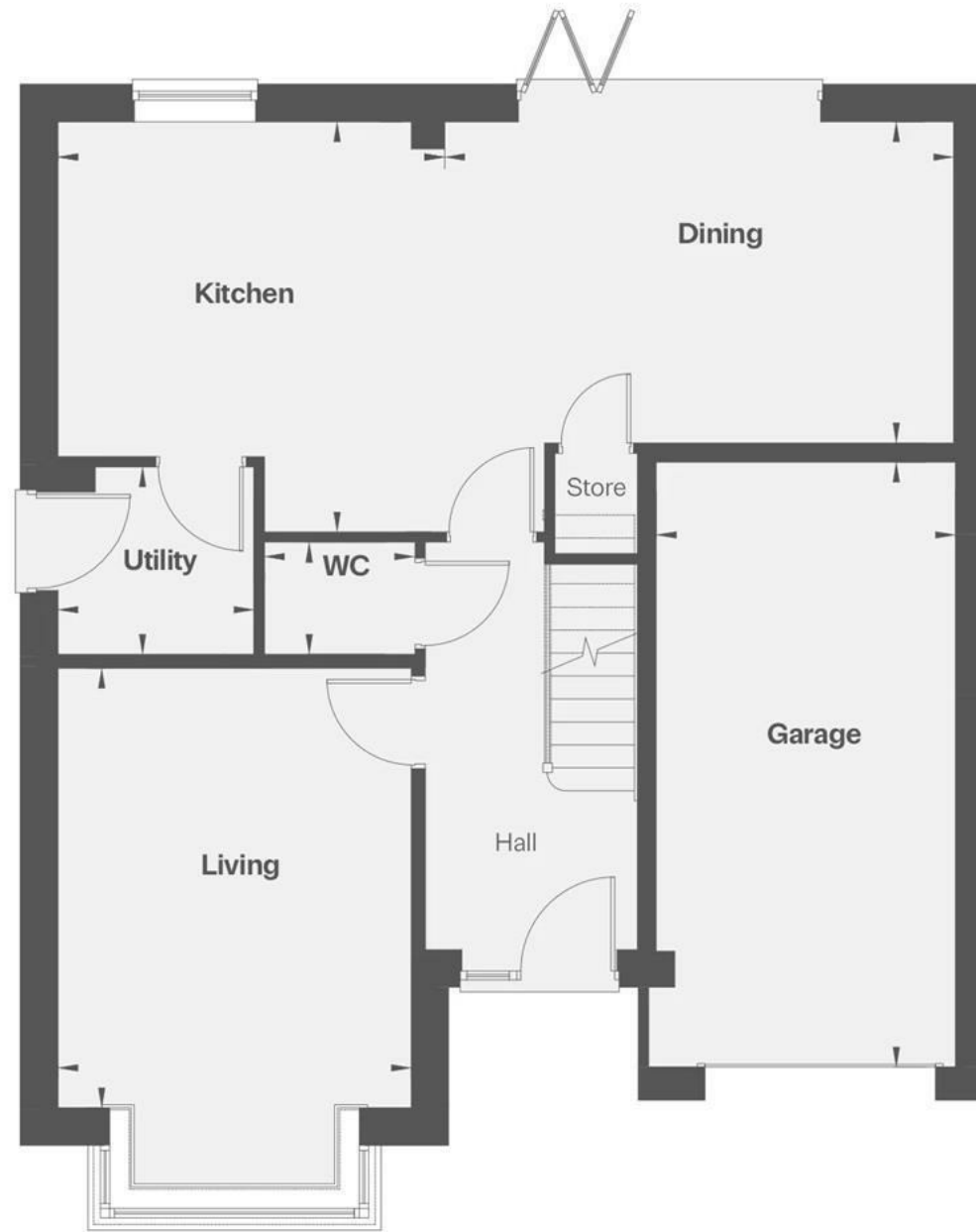


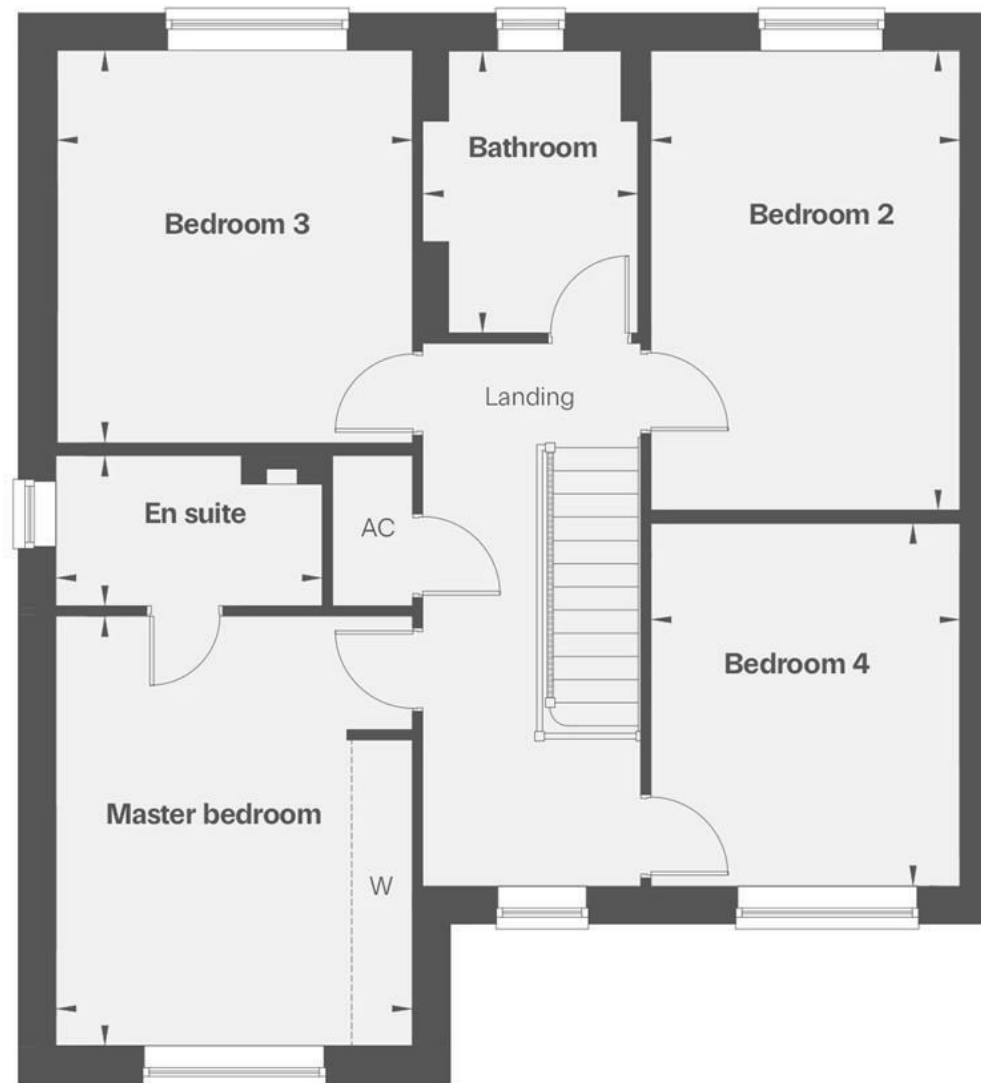














Energy Efficiency Rating

	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 	