



The Harrogate Lodge

Moments, Beautifully Made

Modern luxury and warmth in abundance. The Harrogate Lodge captivates with the expanse of its open-plan living area and the comfort woven throughout, inviting you to feel instantly at home. From the charm of the country-style kitchen to the serene sophistication of the master suite, every detail has been carefully crafted to create an enriching and elegant retreat.

A Place to Belong

Designed with effortless elegance and everyday comfort in mind, this welcoming space encourages you to slow the pace and feel completely at ease. Sink into beautifully crafted furnishings, while soft textures, warm tones and carefully considered details create a setting that feels timeless, inviting and unmistakably homely.



A place to host, gather and savour every moment. The country-inspired kitchen invites conversation, leisurely dining and memorable occasions, while the harmonious blend of muted tones and carefully layered details creates an atmosphere that feels both relaxed and refined. It's a setting made for leisurely breakfasts, shared suppers and conversations that linger long into the evening.



Baskets not included

A rich palette of warm woods, earthy greens and soft creams creates an atmosphere of effortless calm. Layered textures, beautifully considered fabrics and carefully chosen finishing touches create understated luxury, filling every corner with warmth, character and timeless comfort.





Unwind, switch off and wake refreshed to days spent living well. The master bedroom is a peaceful retreat, where soft textures and plush finishes await, ready to restore and revitalise. Wrapped in luxurious fabrics and thoughtfully layered details, it's a space designed for complete relaxation, allowing you to unwind fully and savour slow mornings.





ALL THIS INCLUDED

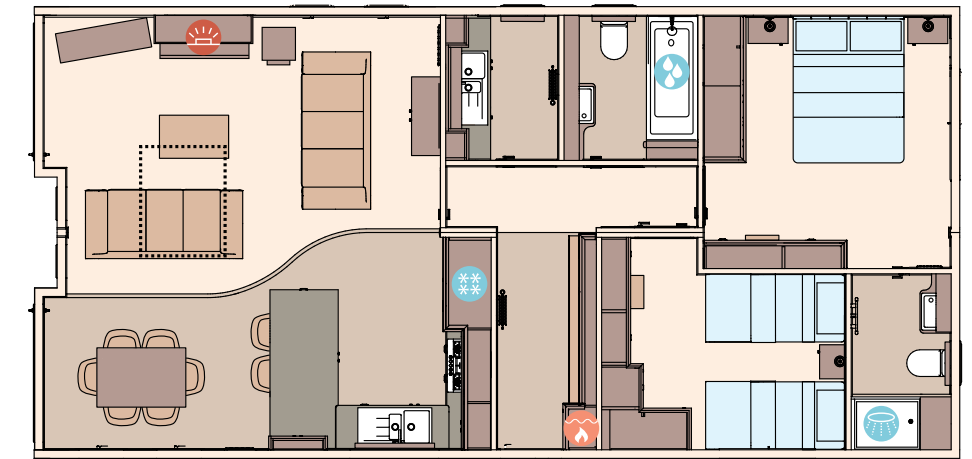
- ✓ Fully galvanised heavy duty chassis
- ✓ CanExel™ exterior Timberwolf cladding in Ced-R-Vue styling
- ✓ ClimaGuard Graphite Grey 'Low E' PVCu argon-filled double glazing fitted to all doors and windows
- ✓ VELUX® rooflight window in kitchen
- ✓ Residential specification BS3632
- ✓ Exterior lights including canopy lighting
- ✓ High quality internal door frames and doors
- ✓ Feature ceiling board
- ✓ Entrance hall and cloakroom
- ✓ Utility room including sink, integrated washing machine and high capacity extractor fan (2 bedroom model)
- ✓ Utility area including integrated washing machine and high capacity extractor fan (3 bedroom model)
- ✓ Integrated oven and separate 5 burner hob
- ✓ Externally vented cooker hood
- ✓ Integrated fridge freezer
- ✓ Integrated microwave
- ✓ Porcelain kitchen sink
- ✓ Integrated dishwasher
- ✓ Deluxe NEFF appliances including microwave, oven and hob
- ✓ Wooden fitted cutlery tray
- ✓ 40mm worktops
- ✓ Breakfast bar with 2 stools
- ✓ TV point in master bedroom and twin room
- ✓ Brushed chrome switches throughout
- ✓ Divan beds throughout and lift-up storage king size main bed
- ✓ Bedside wall lights
- ✓ 1700mm bath with shower enclosure
- ✓ En suite shower in master bedroom
- ✓ Feature electric fire
- ✓ Contemporary radiators in lounge, dining and master bedroom
- ✓ Condensing boiler and gas central heating
- ✓ Luxury soft-close toilets
- ✓ 2 free-standing sofas with scatter cushions
- ✓ Fold-out bed in lounge
- ✓ Lounge pouffe including storage
- ✓ Plain duvet covers, pillowcases, bedthrows and scatter cushions
- ✓ 'Exclusive' pocket sprung mattresses
- ✓ Satellite co-ax
- ✓ USB sockets for convenience
- ✓ Shaver socket in main bathroom and en suite
- ✓ Soft-close hinges throughout
- ✓ Increased storage in utility room (2 bedroom model)
- ✓ Free-standing dining table & 6 chairs to all models
- ✓ Feature wood panelling walls in master bedroom and 1 x twinroom

OPTIONAL EXTRAS

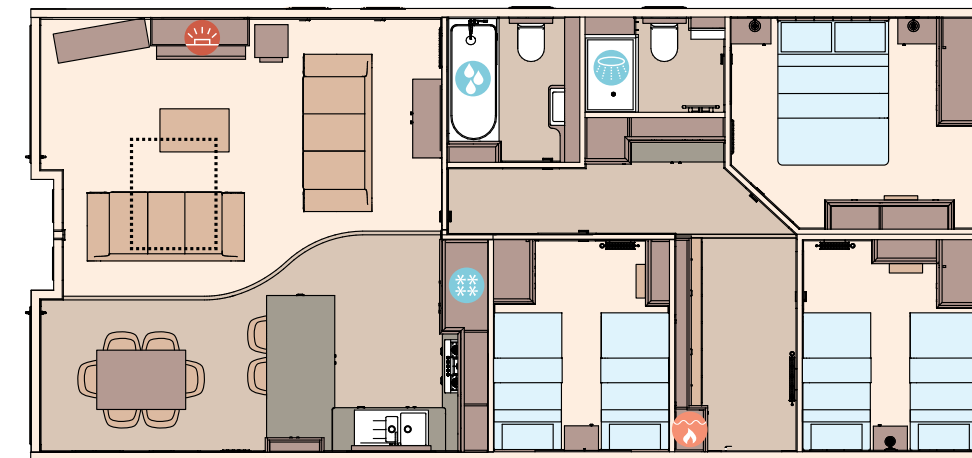
- ✓ Lindab® magestic galvanised gutters and downpipes in lieu of domestic style guttering
- ✓ Shower in lieu of bath in main bathroom

It is recommended that units with NEFF appliances are to be on a 32A supply

The Harrogate - 41ft x 20ft x 2 bedroom



The Harrogate - 42ft x 20ft x 3 bedroom



KEY: Fire Boiler Shower Bath Fridge/Freezer Front pull out bed



For further information and to take an interactive virtual tour of The Harrogate, visit www.abiuk.co.uk

