



# The Clifton

## Three bedroom family home

This well designed three-bedroom home includes an integral garage while the flexible walk-through lounge leads directly into the open plan kitchen/dining area which in turn leads onto the rear garden through French doors. The well-planned kitchen also enjoys views of the garden and includes access to the cloakroom and integral garage – great for unloading the car.

Upstairs are three bedrooms, with the master bedroom featuring a space for a dressing area or walk-in wardrobe and spacious En-Suite with large shower. Bedrooms two and three and a family bathroom complete this floor.



## Specifications

- Contemporary open plan Kitchen/dining area
- Spacious Living room
- Master bedroom with En Suite with space ideal for dressing area or walk-in wardrobe
- Integral Garage accessible from Kitchen

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## Floor Plans & Dimensions

Ground Floor



First Floor



Ground Floor

Room	MM	FT
Living Room	4588 x 2930	15'5" x 9'7"
Kitchen/Dining	6668 x 2401	21'11" x 7'11"
WC	1488 x 926	4'11" x 3'1"
Garage	2551 x 4948	8'4" x 16'3"

First Floor

Room	MM	FT
Bedroom 1	2588 x 4920	8'5" x 16'2"
Dressing Area	2154 x 1151	7'1" x 3'9"
En Suite	2291 x 1290	7'6" x 4'3"
Bedroom 2	2930 x 3305	9'7" x 10'11"
Bedroom 3	3683 x 1944	12'1" x 6'5"
Bathroom	2209 x 1803	7'3" x 5'11"

The principal dimensions are measured into mm and feet to give an approx. maximum size for each room. Principal dimensions are not measured into areas including (but not restricted to) bay windows, alcoves or wardrobes where applicable. The dimensions where specified are for indicative purposes only and are not intended to be relied upon for determining (without limitation) carpet sizes, appliances, spaces or items of furniture. The company's policy is one of continuous product development and improvement, both in design and in construction. We therefore reserve the right to make amendments without notice. The illustration and particulars set out above are for illustration purposes and general guidance only since items such as (without limitation) brick and tile colour, door styles and external treatments including landscaping may vary from time to time. Please ask for details of the treatments specified for individual plots. These particulars cannot be relied upon as accurately describing any of the prescribed matters specified in any order made under the

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