

Rawcliffe



3 bedroom detached home with single integral garage

Beautifully designed SieMatic kitchen with integrated NEFF appliances and wine cooler

Open plan kitchen/dining area with French doors leading to a generous garden

Stunning lounge with bay window aspect

Downstairs WC

3 spacious double bedrooms with master ensuite

Fully turfed front and rear gardens



GROUND FLOOR

| | | |
|---|--|---|
| Lounge 3.154m x 4.756m 10' 4" x 15' 7" | Kitchen 2.990m x 3.384m 9' 8" x 11' 10" | Garage 3.273m x 6.100m 10' 7" x 20' 0" |
| Dining 4.720m x 2.440m 15' 4" x 8' 0" | WC 2.168m x 1.151m 7' 11" x 3' 7" | |



FIRST FLOOR

| | | |
|--|--|---|
| Bedroom 1 4.130m x 3.165m 13' 5" x 10' 3" | Bedroom 3 3.511m x 2.784m 11' 5" x 9' 13" | Ensuite 1 3.124m x 1.395m 10' 2" x 4' 5" |
| Bedroom 2 5.200m x 2.562m 17' 1" x 8' 4" | Bathroom 2.441m x 2.117m 7' 9" x 6' 9" | |

Benefits include...

Integral garage | Internal oak doors | Turfed front and rear gardens | Fence and gate to rear gardens
 Large block paved driveway | French doors to patio | Paved patio | White painted staircase with Oak stained handrail
 LED lamps | External lights | Extensive tiling to bathrooms | SieMatic kitchen | NEFF kitchen appliances | Utility room
 Security alarm | External tap | Heated towel rails | 10 year warranty... and so much more.
 See Create Homes specification sheet for details.

The dimensions given are approximate only. Artist impressions are for illustrative purposes only.