

Rawcliffe



3 bedroom detached home with single integral garage

- Beautifully designed SieMatic kitchen with integrated NEFF appliances
- 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 gloss painted staircase | Heated towel rails
 | LED lamps | Extensive tiling to bathrooms | SieMatic kitchen | NEFF kitchen appliances | Utility room Security alarm |
 External lights | External tap | 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.