

## THE CLAREMONT

This elegant 2.5 storey semi/terraced house featuring a large kitchen/dining area and a private rear facing lounge with French doors opening onto the rear garden.

Two sizeable bedrooms and the family bathroom are situated on the first floor. The top floor of this spacious house is devoted to an impressive master bedroom with en-suite.

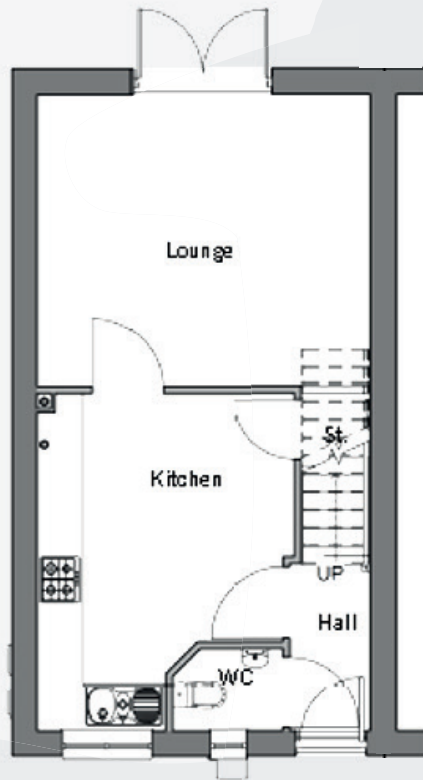




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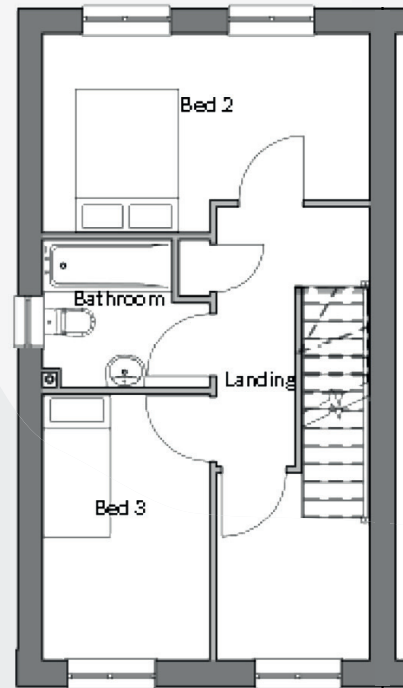
### Features include:

- Large kitchen/dining room
- Private rear facing lounge with French doors
- Master bedroom suite
- Double driveway
- Learning thermostat



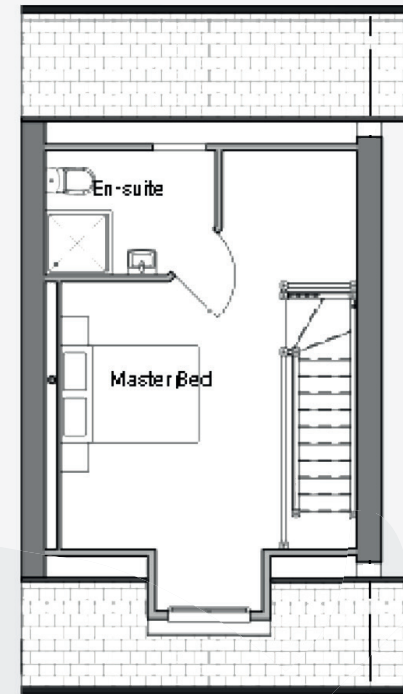
### GROUND FLOOR (Dimensions)

	Metric (mm)	Imperial (feet & inches)
Living Room	4330 x 3829	14' 2" x 12' 6"
Kitchen	3338 x 4398	10' 11" x 14' 5"
WC	1445 x 1062	4' 9" x 3' 6"



### FIRST FLOOR (Dimensions)

	Metric (mm)	Imperial (feet & inches)
Bedroom 2	4330 x 2630	14' 2" x 8' 7"
Bedroom 3	2200 x 3534	7' 2" x 11' 7"
Bathroom	2200 x 1975	7' 2" x 6' 6"



### SECOND FLOOR (Dimensions)

	Metric (mm)	Imperial (feet & inches)
Master Bedroom	3120 x 3750	10' 3" x 12' 3"
En-Suite	2357 x 1740	7' 9" x 5' 8"

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Floor plans and layouts are approximate sizes. Dimensions are taken from Architects drawings, are given to the nearest 15cm (or equivalent in inches) and may differ in the as-built property. Maximum dimensions may include sloping ceilings, pillars, window bays, fitted wardrobes and other features. Floor plans and layouts should therefore not be used for purchasing items such as furniture or carpets. Each property should be individually measured. Computer generated images and artists' impressions are intended to give an impression of the design, based on information available to the artist at the time the image is created. They are not intended to be an accurate description of any specific property, its location or the surrounding area. Please speak to our Sales Advisor for further information.

