



# Clifton

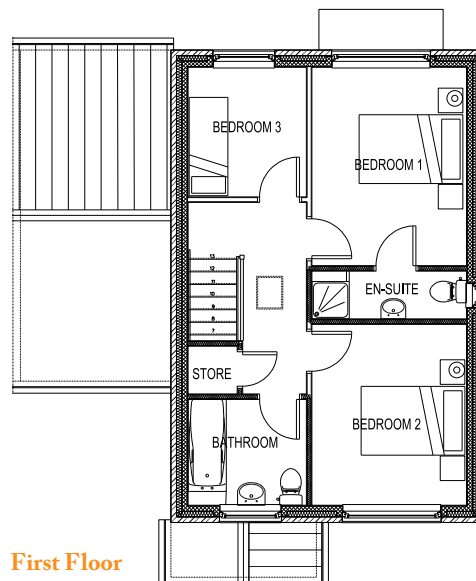
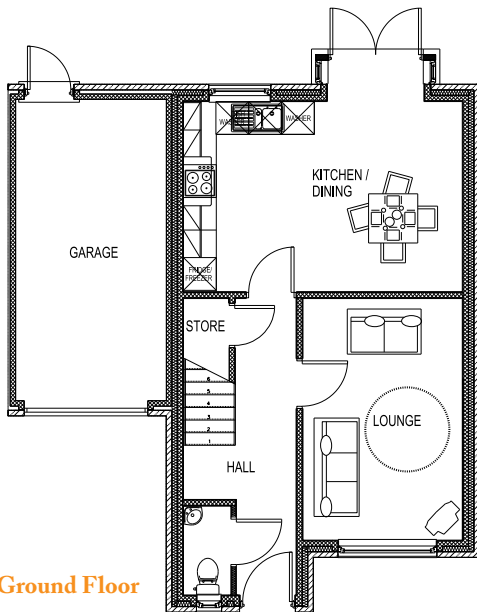
## SPECIFICATION

### Ground Floor Dimensions

<b>Kitchen / Dining</b>	5125mm x 3503mm	16'11" x 11'6"
<b>Lounge</b>	4445mm x 2940mm	14'7" x 9'8"
<b>WC</b>	1650mm x 893mm	5'5" x 3'0"
<b>Garage</b>	5510mm x 2757mm	18'1" x 9'1"

### First Floor Dimensions

<b>Bedroom 1</b>	3659mm x 2857mm	12'0" x 9'4"
<b>Bedroom 1 Ensuite</b>	2857mm x 900mm	9'4" x 3'0"
<b>Bedroom 2</b>	3339mm x 2857mm	10'11" x 9'4"
<b>Bedroom 3</b>	2400mm x 2193mm	7'10" x 7'2"
<b>Bathroom</b>	2193mm x 1964mm	7'2" x 6'5"



### Kitchen

- Fitted Arezzo kitchen cabinets with soft close doors/drawers
- Duropal post formed worktops and 100mm worktop upstands
- Black glass splashbacks
- Fan oven with timer and 4 burner gas hob with stainless steel chimney extractor
- Single lever stainless steel taps with 1.5 bowl sink inset
- Stylish under unit lighting and ceiling spot lights
- Integrated dishwasher and fridge/freezer

### Bathroom & Ensuite

- Contemporary white suite with chrome fittings
- Shower Screen
- Shaver Socket
- Down lights

### Decoration

- Emulsion to walls and ceiling
- Gloss to woodwork

### Heating

- Gas central heating with dual control

### Electrical Features

- Telephone points to lounge, hall and bedroom 1
- Television sockets to lounge
- Aerial satellite connection
- Smoke detectors and alarm
- Outside lighting
- Light switch to garage
- White/brushed steel socket finish option

### Windows & Doors

- Eurocell cream sash UPVC double glazed white internal and external finish. Internal beading with TPR
- Gasket, reinforced with thermal inserts
- White pannelled internal doors

### External Features

- Fencing separating plots. 1.2m high post and 2 rail timber fence
- Turfed front garden and block paved drives
- Topsoiled rear garden with turf option
- Buff paved patio

There are a number of optional extras available across your new Erris Home. Please discuss your requirements with the designated agent.