

# Clive Gardens

## Unit 22

This fine new homes cul-de-sac is situated close to the town centre with its full range of shops and facilities. Close to Alnmouth with 2 further golf courses, is just 4 miles distant with mainline rail connections to London, Newcastle and Edinburgh. The A1 offers 30 mile commuting to Tyneside and Newcastle Airport.



A semi-detached 3 bedroom bungalow. The accommodation comprises;

- Reception hall
- Living room and dining room (17'8 x 14'9) (maximum dimensions) measured into the bay window with fitted store cupboard
- Kitchen (11'6 x 7'10) fitted with door to rear
- South facing garden
- Bedroom 1 (10'6 x 10'1) – double room to the rear south elevation
- Bedroom 2 (7'10 x 6'6) (maximum dimensions) to rear southerly bedroom
- Bedroom 3 (10'6 x 6'1) – to the front elevation.
- Bathroom with low-level W.C, pedestal wash hand basin and bath
- Externally there is 2 car vehicle parking with gardens front and rear

NOTE: All dimensions layout and specification subject to change. All measurements scaled from plan and subject to builder's discretion and amendment. Please request any essential information from sales office prior to purchase.