

# Clive Gardens

## Unit 23

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.



End Link 3 bedroom bungalow. The accommodation comprises;

- Reception hall with good store cupboard
- Living Room and Kitchen combined (21'7 x 16'3) (maximum L shaped dimensions) – a fine through reception suite with three windows for maximum natural lighting
- Bedroom 1 (12'5 x 11'9) – a double bedroom measured into the west facing bay window
- Bedroom 2 (9'2 x 6'6) – second bedroom to the front west facing aspect
- Bedroom 3 (9'10 x 8'6) to the rear south aspect
- Bathroom with low-level W.C, pedestal wash hand basin and bath
- Externally there is 2 car vehicle parking, a single garage and gardens to the front elevation

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.