



# THE RUFFORD

2 BEDROOM SEMI-DETACHED HOUSE

A spacious and modern home ideal for couples and first time buyers.

The accommodation comprises entrance hall leading to a kitchen with integrated appliances including gas hob, single oven and extractor. A utility cupboard provides a space for a washer dryer and downstairs cloakroom. The lounge benefits from French doors to the rear garden.

The first floor offers two generous double bedrooms, with bedroom 2 having a built in cupboard. The bathroom features a bath with shower over, vanity unit and heated towel radiator.

Externally the drive is block paved, the rear garden has a patio area for outside entertainment.

HOMES OF QUALITY & STYLE

*Get in touch*

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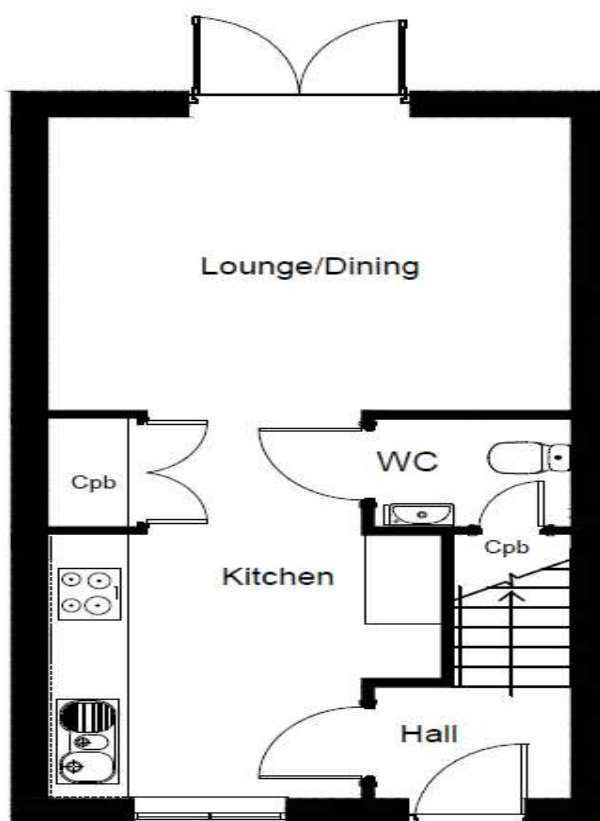
[www.taylorlindseyhomes.co.uk](http://www.taylorlindseyhomes.co.uk)

## *Features include:*

- Designer Kitchen with fully integrated Appliances including Gas Hob, Single Oven and Extractor.
- Open Plan Lounge / Diner with French Doors to Rear Garden
- Porcelanosa Ceramic Tiling to Bathroom Walls.
- Vanity Units to Cloakroom and Bathroom. Heated Towel Radiator
- Worcester Bosch Combi Boiler
- Block Paved Driveway
- Security Lighting
- PVCu Windows and Doors to Secure by Design Standard



## GROUND FLOOR



# THE RUFFORD

2 Bedroom Semi-Detached  
Lounge/Dining | Kitchen  
Entrance Hall | Cloakroom | Bathroom

### Ground Floor

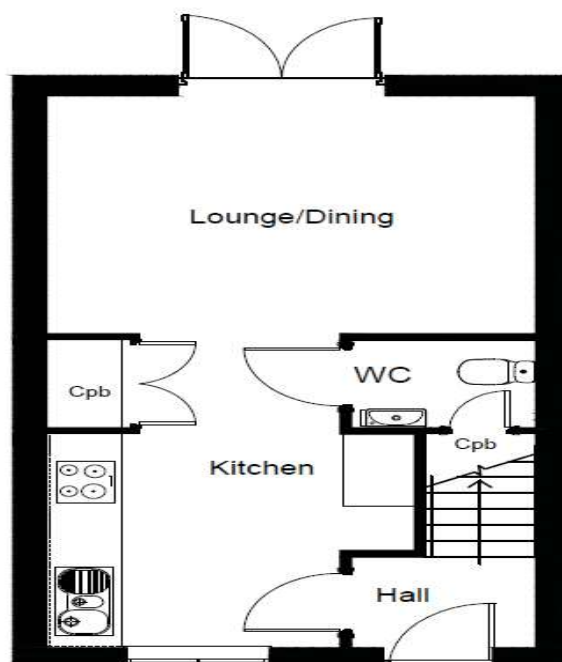
Lounge/ Dining	13'10" x 11'2"	4.23m x 3.39m
Kitchen (Into Lobby Area)	10'6" x 10'0" (14'9" into lobby area)	3.20m x 3.06m (4.50 into lobby area)

### First Floor

Bedroom 1	13'10" x 10'0"	4.23m x 3.05m
Bedroom 2	13'10" x 8'2"	4.23m x 2.50m
Bathroom	7'2" x 6'6"	2.18m x 1.98m

Illustrations and plans are indicative and for guidance only. Architectural details, materials and colours will change from plot to plot. Design changes may be made without prior notice. All dimensions shown on this brochure are approximate and intended for guidance only.

## FIRST FLOOR



HOMES OF QUALITY & STYLE

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