



# 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 fully fitted Kitchen with integrated appliances including induction hob, double oven, microwave, dishwasher and fridge freezer. 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. The Bathroom features a bath with shower over, heated towel radiator and has partial wall tiling.

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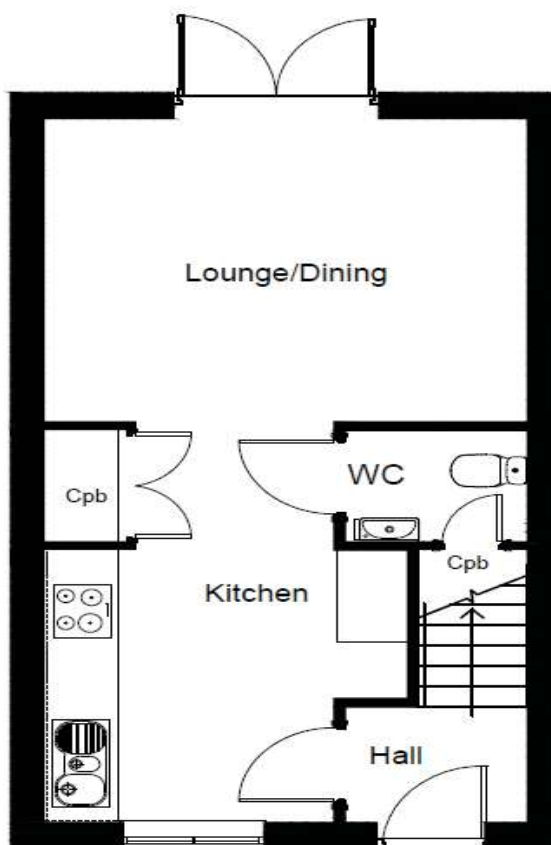
[www.taylorlindseyhomes.co.uk](http://www.taylorlindseyhomes.co.uk)

## *Features include:*

- Designer Kitchen with fully integrated Appliances including Induction Hob, Electric Oven, Microwave, Dishwasher and Fridge Freezer
- Open Plan Lounge / Diner with French Doors to Rear Garden
- Porcelanosa Ceramic Tiling to Bathroom Walls
- Vinyl to Kitchen, Cloakroom and Bathroom Floors.
- Luxury Vanity Units to WC and Bathroom. Heated Towel Radiator
- Grade A Combi Boiler
- Block Paved Driveway
- Security Lighting
- PVCu Windows and Doors to Secure by Design Standard
- Solar PV System



## GROUND FLOOR



# THE RUFFORD

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

## Ground Floor

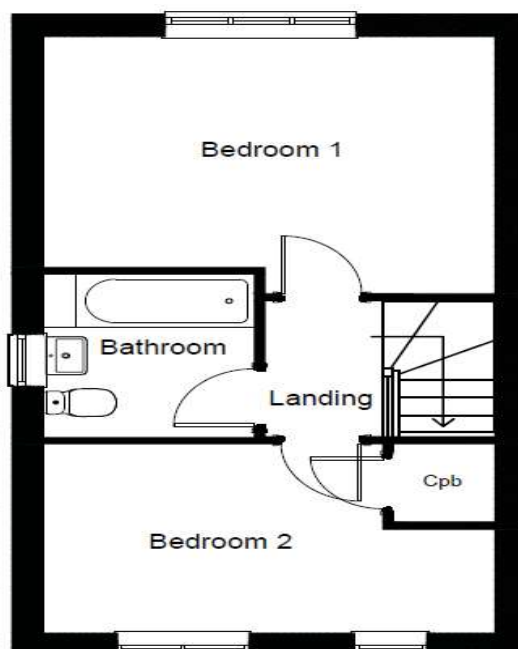
Lounge/ Dining	13'10" x 11'2"	4.23m x 3.39m
Kitchen (Into Lobby Area)	10'6" x 10'0" (14'9" into Lobby area)	3.20m x 3.06m (4.50 into Lobby area)

## 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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