



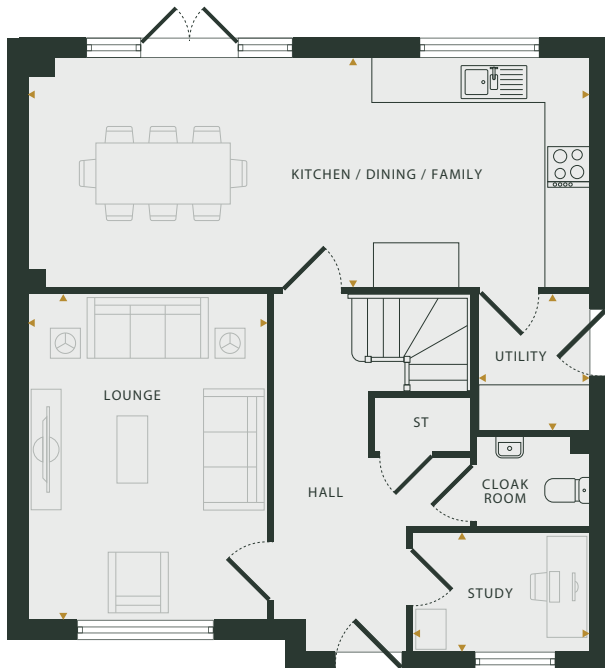
THE CLUMBER

ELGAR PARK

3 bedroom detached home

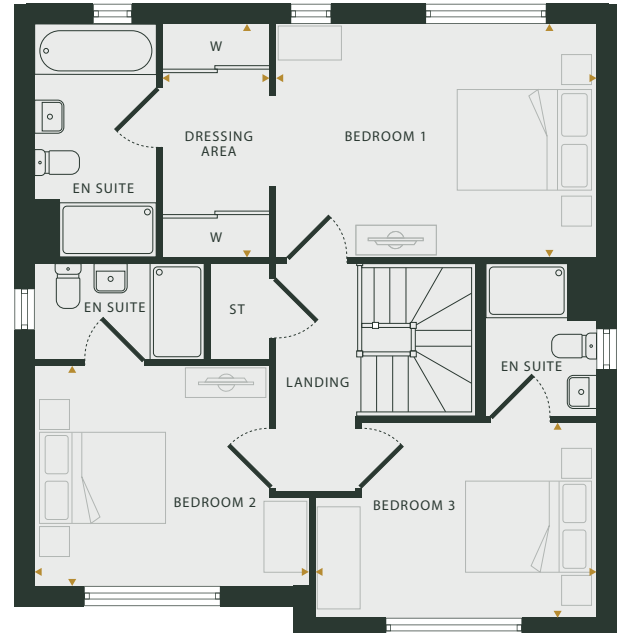
Fitchett
by Bloor Homes

THE CLUMBER



Ground Floor

Kitchen / Dining / Family	7.89m x 3.19m	25'10" x 10'6"
Lounge	4.54m x 3.33m	14'11" x 10'11"
Study	2.47m x 1.65m	8'1" x 5'5"
Utility	1.90m x 1.51m	6'3" x 5'0"



First Floor

Bedroom 1	4.50m x 3.26m	14'9" x 10'9"
Dressing Area	1.52m x 3.26m	5'0" x 10'9"
Bedroom 2	3.88m x 3.09m	12'9" x 10'2"
Bedroom 3	3.94m x 2.76m	12'11" x 9'1"

The Clumber is an elegant three-bedroom home designed for both style and practicality. At its heart lies a generous open-plan kitchen, dining, and family area that creates the perfect setting for modern living, complemented by a separate lounge. Upstairs, bedroom 1 boasts a private dressing area and en suite, offering a touch of luxury.

FEATURES:

- Spacious lounge
- Expansive open-plan kitchen and dining area
- Three generous double bedrooms
- Private dressing area and en suite

ST - Store Cupboard W - Fitted Wardrobe

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These particulars are intended as a preliminary guide for prospective purchasers and should not be relied upon. Internal layouts show a general arrangement which may vary from plot to plot. Room sizes given are approx. Overall finished room sizes and subject to normal building tolerances (ie ± 75 mm). Nothing in these particulars or verbal assurance shall form or constitute part of any contract, and are given without any responsibility on behalf of Fitchett Homes.