

THE GAWSWORTH



BROADMEADOW PARK

SANDBACH • CHESHIRE



The Gawsworth is a traditional 2 bedroom family home, designed with modern lifestyles in mind, providing plenty of space and finished to a superb standard.



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Site plan

- The Gawsworth
- Show homes and marketing suite



Specification

Kitchen

- Stylish kitchen doors and worktops
- One & a half bowl sink with mixer tap
- Integrated Zanussi appliances included fan assisted oven, 4 ring hob and extractor, fridge freezer, washing machine
- Feature under-cupboard lighting

Bathroom

- Thermostatically controlled shower over bath
- Villeroy & Boch white sanitaryware with chrome fittings
- Trojan white bath
- Shaver point
- Porcelanosa ceramic wall and floor tiles*

External

- Turf to rear garden
- Fencing to rear garden
- External lights to front and rear

General

- PVCu double-glazed windows with locking handles
- Oak veneered doors with chrome door furniture
- Gas central heating with thermostatically controlled radiators
- Recessed downlighters to hall, kitchen, bathroom
- Chrome switches and sockets
- TV and Telephone point to ground floor and master bedroom
- Hard-wired smoke alarms with battery back-up to all floors
- Additional Heat detector to kitchen

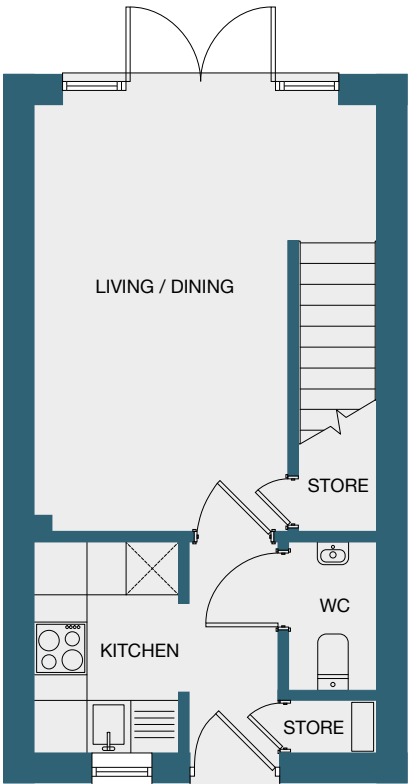
The Gawsworth



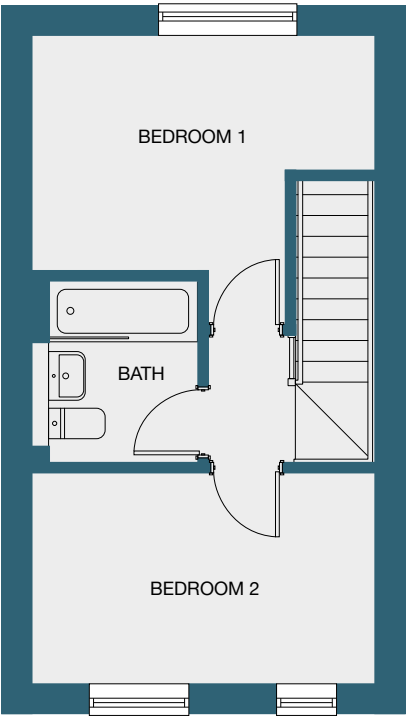
2 bedroom house

Total internal area:
58.8sqm ~ 632sqft

Plots 46, 47, 48, 49, 50, 143, 144* and 145



Ground floor



First floor

Living/Dining	4.93m x 3.99m	16'2" x 13'1"
Kitchen	2.46m x 1.70m	8'0" x 5'6"
Bedroom 1	4.00m x 2.74m	13'1" x 8'11"
Bedroom 2	4.00m x 2.43m	13'1" x 7'11"

*Indicates that this plot is handed. Whilst every effort has been made to ensure that this information is correct, it is intended as a guide only. No responsibility or liability will be accepted by Clarion in relation to the information provided and this does not constitute or form any part of a contract of sale. Purchasers should satisfy themselves with regard to the accuracy of the information. All dimensions are approximate and to the widest point. Given that each home has a unique layout, please check the actual plot or ask the sales team for further details. Clarion and associated companies reserve the right to amend the home layouts, specification or materials. All details correct as above at time of going to print. June 2020.



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