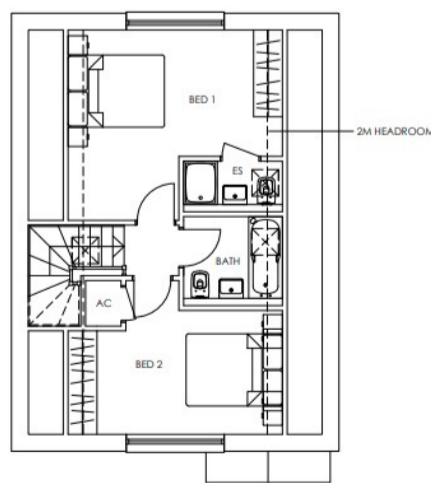
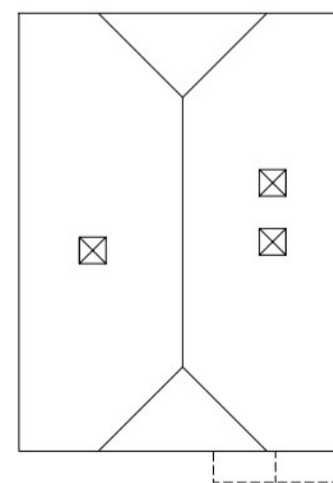


GROUND FLOOR PLAN  
SCALE 1:50



FIRST FLOOR PLAN  
SCALE 1:50



ROOF FLOOR PLAN  
SCALE 1:50



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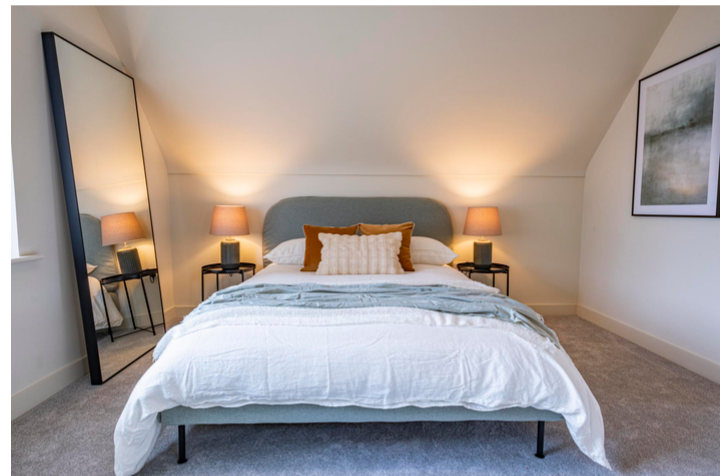
**DISCLAIMER PROPERTY DETAILS:** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



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## 1 Clavell Close, off 28A - 30 Kimmeridge Avenue BH12 3NS

Guide Price FROM £395,000

### The Property

These new build homes are finished to a high standard and specification, designed to maximise the space available.

Generous entrance hall with ground floor cloakroom and useful storage cupboard. There is a feature open plan lounge/kitchen/dining room with doors leading to the landscaped gardens, the kitchen benefits from integrated appliances throughout including integrated dishwasher/fridge/freezer/double oven and induction hob, with complimentary wood worktops and tiling. There is a 3rd bedroom or study on the ground floor which provides flexible living.

A feature return staircase leads to the first floor where you will find the master, en-suite, second bedroom and a bathroom with designer tiling and high end finishes.

The gardens are landscaped with ease of maintenance in mind. Each home has two parking spaces conveyed with the property and an electric EV charging point

### KITCHEN/LIVING/DINING

19' 8" x 16' 5" (5.99m x 5.00m) Spacious feature room overlooking the gardens

### BEDROOM THREE

12' 8" x 7' 3" (3.86m x 2.21m) Front aspect

### SWEEPING RETURN STAIRCASE TO FIRST FLOOR

### BEDROOM ONE

14' 5" x 13' 1" (4.39m x 3.99m) Full width wardrobes

### EN-SUITE

Velux style window, high quality fitments with oversize shower cubicle, wash basin inset in vanity unit, low level inset flush WC

### BEDROOM TWO

17' 0" Max x 8' 1" excluding recess (5.18m x 2.46m) Front aspect, wardrobe and eves storage

### BATHROOM

7' 5" x 6' 1" (2.26m x 1.85m) Well appointed with side window, tiled bath, wash basin inset in vanity unit, inset WC, tiled walls and flooring, heated towel rail

### CALL FOR DETAILS AND SPECIFICATION

Please call the office to discuss viewing arrangements for these stunning homes

### SPECIFICATION/IMAGES

Please note the terms within the specification are for guidance and may be subject to change/variation. Internal images are from previous similar developments.

### EXTERNAL

Red Brick (all plots)  
Painted sand and cement render (plots 2&4)  
Traditional Red Clay roof tiles  
uPVC windows  
Stone cills  
uPVC rainwater goods (black)  
Timber painted tiled porch  
Traditional timber front door

### ELECTRICAL

External -  
1 no. EV car charging point  
1 no. PIR security light to cover parking area

### INTERNAL

Alarm system  
LED downlighters and pendants

### PLUMBING

Air Source Heat Pump heating with Underfloor heating to Ground Floor  
Quality sanitaryware from Bathroom Elegance

### TILING

Designer tiling to wet areas in bathrooms.

### FLOOR COVERINGS

Forest LVT Flooring throughout Ground Floor (except Bed 3 luxury carpet)  
Quality carpet runner to stairs with luxury carpet to both first-floor bedrooms

### INTERNAL DOORS

Traditional grooved internal doors with polished chrome door furniture

### LANDSCAPING

Professionally designed landscaping including patios, lawns and planting.