Pelham Homes

BEECHES

THREE-BEDROOM SEMI-DETACHED HOUSE - PLOT 7 & 8

CLAWSON GATE
LE14



This attractive three-bedroom semi-detached home combines traditional design with modern living.

The ground floor features a bright open-plan kitchen, dining and living area with bifold doors opening onto the garden, alongside a separate utility room and convenient WC.

Upstairs, three well-proportioned bedrooms include a master bedroom with en-suite, complemented by a contemporary family bathroom.

Thoughtfully designed to maximise space, light and functionality, the layout is ideal for modern lifestyles. With private parking and appealing architectural details, this stylish new build offers comfortable and practical living in a desirable residential setting.

Gross internal floor area
94.6m²
Any measurements quoted are approximate and must be checked on site and against the layout which may vary due to unforeseen circumstances. Floor plans may be mirror handed. These details have been produced for illustrative purposes only and does not form any part of a contract or constitute an offer. Actual specification may vary from that shown in floor plan.

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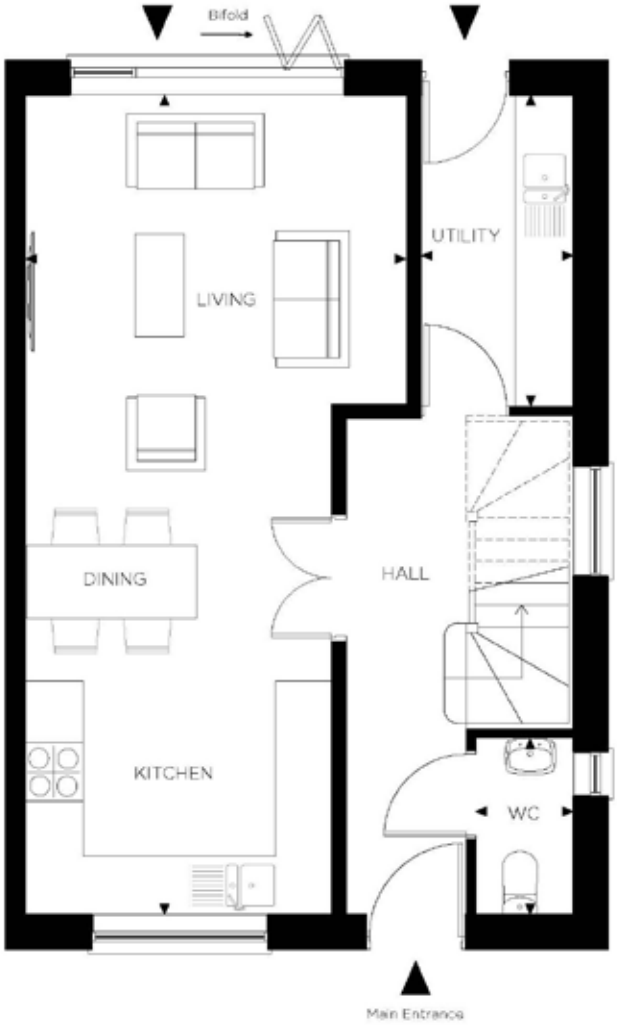
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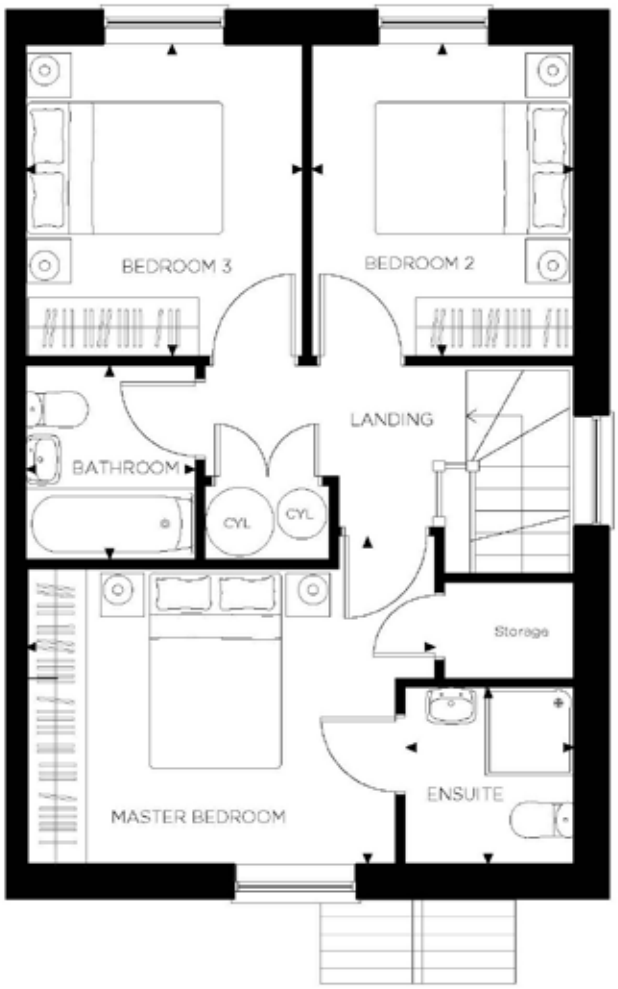
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Floor plan



Ground floor plan

Not to scale



First floor plan

Not to scale

Key dimensions

Room	Dimensions	
Kitchen dining living	3.91m (widest) x 8.40m	12ft 10in x 27ft 7in
Utility	1.56m x 3.20m	5ft 1in x 10ft 6in
Master bedroom	4.17m x 3.36m	13ft 8in x 11ft 0in
Bedroom 2	2.69m x 3.19m	8ft 10in x 10ft 6in
Bedroom 3	2.83m x 3.19m	9ft 3in x 10ft 6in

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