

Available Now

Stunning 2, 3 & 4 Bedroom Homes



About The Area

Leven is a small but steadily growing residential/commuter village which has a current parish population of around 1800. The village lies within easy travelling distance of the market town of Beverley (about 6 miles), the seaside towns of Hornsea (about 7 miles) and Bridlington (about 15 miles).

Local Amenities & Schools

Leven offers an excellent selection of village shops, a primary school, two Public Houses, a restaurant and a recreational sport facility and social club to name but a few of the local amenities.

The area has good public transport links to Hull City Centre, Beverley and Hornsea with Supermarkets and shopping in close proximity in both Beverley and Hornsea.

You will also be able to effortlessly travel to east coast holiday resort areas such as Filey, Hornsea, Withernsea, Scarborough and Bridlington.

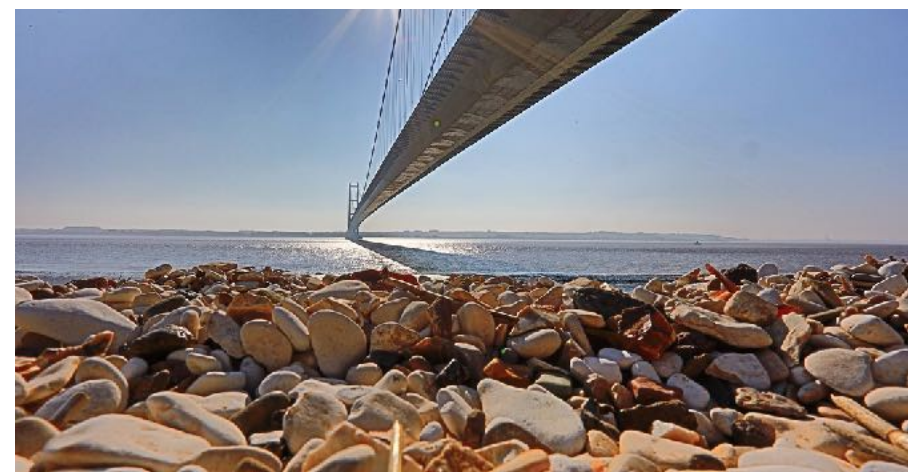
Buyers looking at starting a family or already having children of pre or primary school age will appreciate the proximity of Leven Pre-School and Leven C Of E Primary School which are both within walking distance from the development.

Nearby Transport Links

Cottingham Rail Station (14.1 miles)
Hull Rail Station (15.5 miles)
Hutton Cranswick railway station (15.8 miles)
Beverley Rail Station (7.6 miles)
Humberside Airport (30.54miles)
Robin Hood Airport (52.0 miles)
Leeds Bradford International Airport (69.41miles)
Hull Ferry Terminal (13.6 miles)

Nearby Schools & Colleges

Leven C Of E Primary School (0.5 miles)
Leven Pre-School (0.5 miles)
Brandesburton Primary School (0.5 miles)
St John of Beverley Catholic Primary School (7.1 miles)
Beverley High School (7.2 miles)
Longcroft School and Sixth Form College (8.4 miles)
Hornsea School and Language College (6.1 miles)
Beverley Grammar School (8.6 miles)







Plot No.	Type	Name	Bedrooms	Description	Sq Ft	Garage	Sales Price
1	B1	The Hambleton	3 Bedroom End	S/D	872	PARKING	SOLD
2	B	The Welburn	3 Bedroom Mid	S/D	910	PARKING	£192,500
3	B	The Welburn	3 Bedroom Mid	S/D	910	PARKING	SOLD
4	B2	The Hamilton	3 Bedroom End	S/D	890	PARKING	SOLD
5	A	The Byland	2 Bedroom Semi	S/D	767	PARKING	SOLD
6	A	The Byland	2 Bedroom Semi	S/D	767	PARKING	SOLD
7	A	The Byland	2 Bedroom Semi	S/D	767	PARKING	SOLD
8	A	The Byland	2 Bedroom Semi	S/D	767	PARKING	SOLD
9	E	The Croft	4 Bedroom Detached	DET	1,307	GARAGE	SOLD
10	E	The Croft	4 Bedroom Detached	DET	1,307	GARAGE	SOLD
11	C	The Ayr	3 Bedroom Detached	DET	995	GARAGE	SOLD
12	D	The Dalton	4 Bedroom Detached	DET	1178	GARAGE	SOLD
13	C	The Kilburn	3 Bedroom Semi	S/D	995	GARAGE	SOLD
14	C	The Kilburn	3 Bedroom Semi	S/D	995	PARKING	SOLD
15	D	The Dalton	4 Bedroom Detached	DET	1178	GARAGE	SOLD

* Fully fitted Howdens kitchen with appliances included in price see www.essentialhomesltd.co.uk/your-kitchen

* All carpets/vinyl flooring/garden turf/patio paving included in price.

* Assisted sale available through Stanifords Beverley, 3 Sow Hill Road, Beverley, HU17 8BG | Tel: 01482 866304 | Email: bevsales@stanifords.com

* All details are supplied errors and omissions excepted (E&OE).

2, 3 & 4 Bedroom Homes

Victoria Croft





The Byland

A Stunning 2 Bedroom Home

Victoria Croft

HTA

Property features

- 767 sq.ft
- Semi-Detached Home
- Two double bedrooms
- Ground Floor WC
- Gas central heating
- UPVC double glazing
- French doors in kitchen/diner to garden
- Two allocated parking spaces

Property description

A spacious two bedroom house in an ever popular location with excellent access to the A1035 network. The property benefits from a fantastic layout comprising of an entrance hall leading to a downstairs WC, living room and large open plan kitchen/diner. The kitchen/diner features French doors opening on to a patio and garden. The first floor features two bedrooms comprising of two doubles plus a family bathroom leading from the landing. The property is built to a very high standard throughout with contemporary styling and a private fenced garden to the rear with parking to the front of the property.

Entrance Hall

Luxury vinyl tiled flooring to hallway, UPVC composite door with security lock to front aspect, access to living room, WC.

Living Room

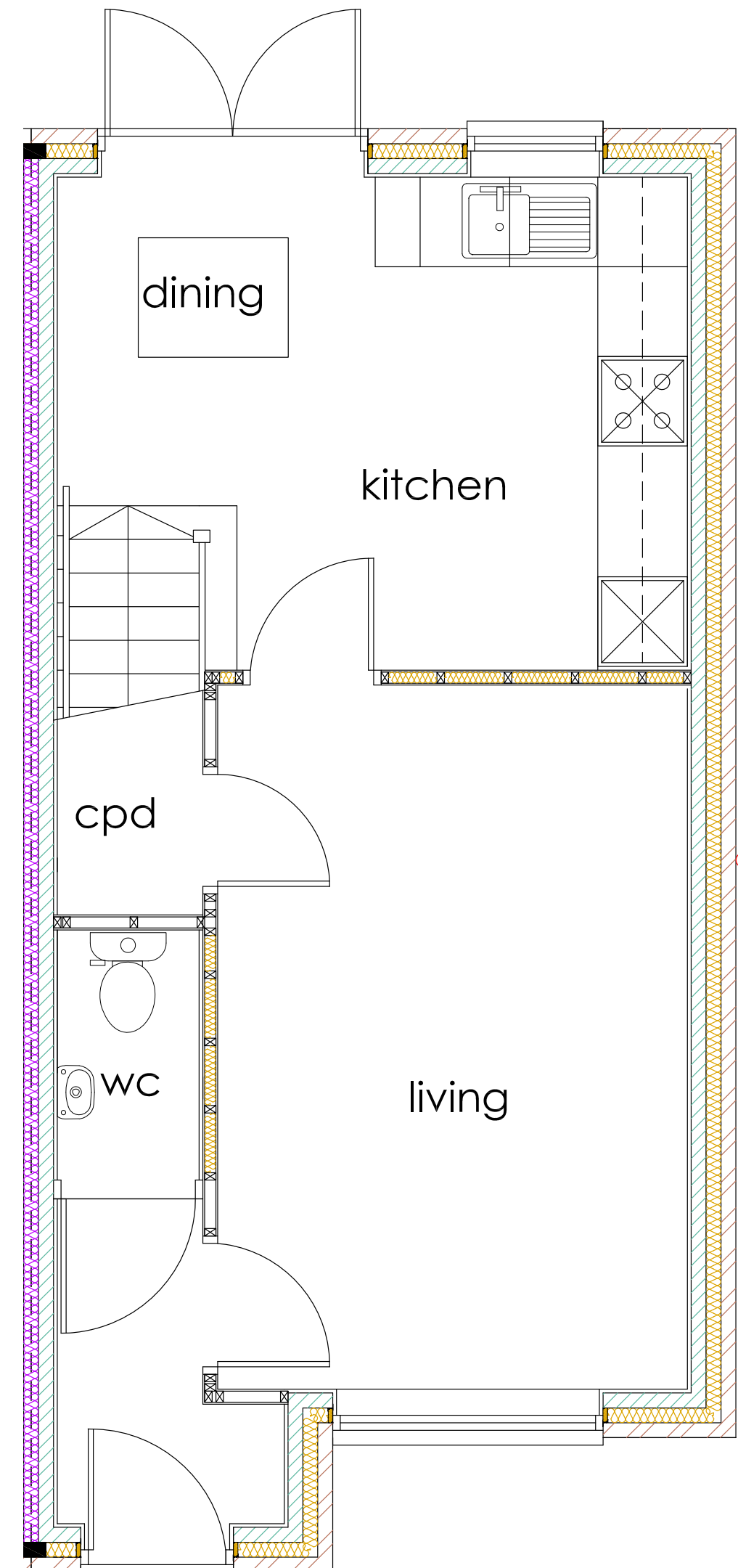
Carpet to living room, UPVC windows to front aspect. TV aerial outlet.

Kitchen/Diner

Luxury vinyl tiled flooring to kitchen/diner fully fitted with appliances : Oven, Hob, Fridge Freezer, Dish Washer, Washer (option to upgrade to combined washer/dryer) and extract hood with fan. UPVC French doors to rear. TV aerial outlet. UPVC window to rear aspect.

Ground Floor WC

Luxury vinyl tiled flooring to WC complete with wash hand basin and low level WC.



Ground Floor Layout

TYPE A

Plot 8

First Floor

Landing

Carpet to stairs and landing, doors leading to bathroom and two bedrooms.

Bathroom

Luxury vinyl tiled flooring to bathroom, UPVC double glazed window to side aspect, suite comprising of panel bath with shower over, wash hand basin and low level WC.

Bedroom One (master)

Carpet to bedroom, UPVC double glazed windows to front aspect. Space for fitted/free standing wardrobes. TV aerial outlet.

Bedroom Two

Carpet to bedroom, UPVC double glazed windows to front aspect. Space for fitted/free standing wardrobes. TV aerial outlet.

Garden

Lawned garden to rear with paved patio area and close boarded timber boundary fencing.

Parking

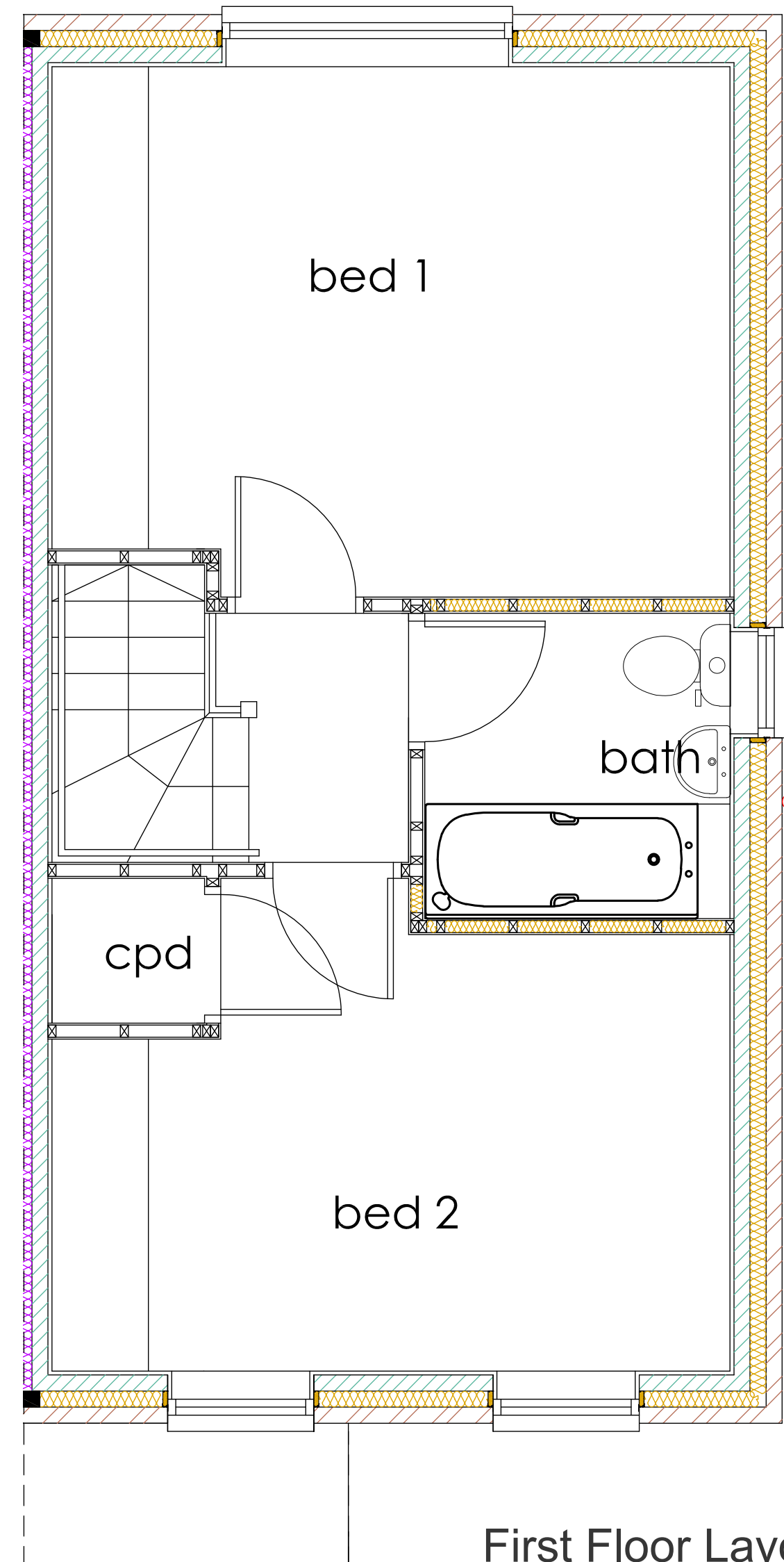
Two allocated parking spaces to the front of property.

Heating

Gas boiler & radiators.

Lighting

Energy efficient low wattage lamps throughout.



First Floor Layout





The Welburn

A Stunning 3 Bedroom Home

Victoria Croft

HTB

Property features

- 910 sq.ft
- Spacious Mid Terrace Home
- Three bedrooms
- Master ensuite bedroom
- Ground Floor WC & Utility
- Gas central heating
- UPVC double glazing
- French doors in kitchen/diner/dayroom to garden
- Two allocated parking spaces

Property description

A spacious three bedroom house in an ever popular location with excellent access to the A1035 network. The property benefits from a fantastic layout comprising of an entrance hall leading to the living room then opening into a large open plan kitchen/diner/dayroom, downstairs WC,. The kitchen/diner/dayroom features a utility room with French doors opening on to a patio and garden. The first floor features three bedrooms comprising of two doubles and a single bedroom plus a family bathroom leading from the landing. The master bedroom features an en-suite. The property is built to a very high standard throughout with contemporary styling and a private fenced back garden with parking for two vehicles to the rear of the property.

Entrance Hall

Luxury vinyl tiled flooring to hallway, UPVC composite door with security lock to front aspect, access to living room.

Living Room

Carpet to living room, UPVC window to front aspect. TV aerial outlet.

Kitchen/Diner/Dayroom

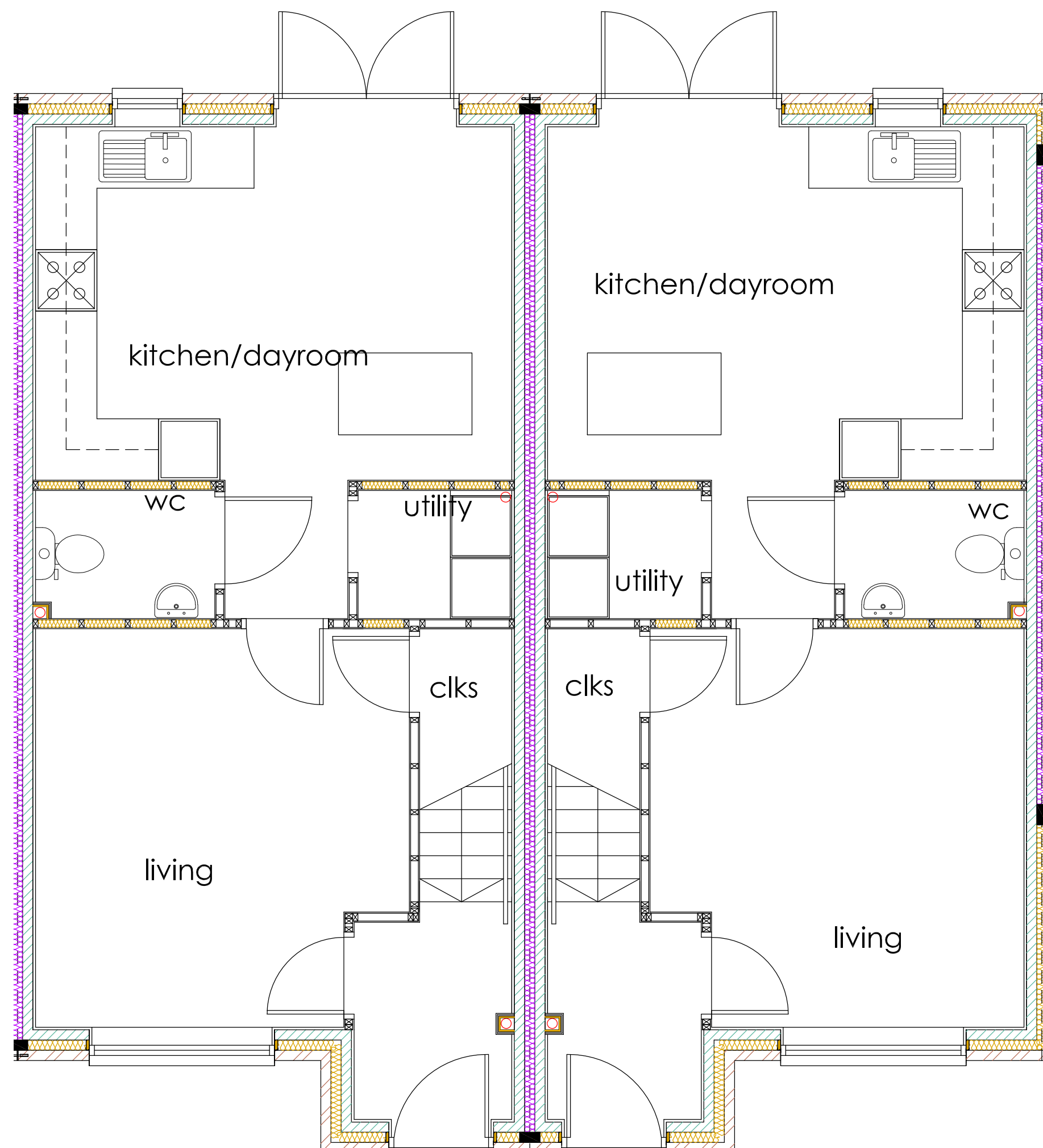
Luxury vinyl tiled flooring to kitchen/diner/dayroom fully fitted with appliances Oven, Hob, Fridge Freezer, Dish Washer, Washer (option to upgrade to combined washer/dryer) and extract hood with fan. UPVC French doors to rear. TV aerial outlet. UPVC window to rear aspect.

Utility Room

Luxury vinyl tiled flooring.

Ground Floor WC

Luxury vinyl tiled flooring to WC complete with wash hand basin and low level WC.



Ground Floor Layout

First Floor

Landing

Carpet to stairs and landing, doors leading to bathroom and three bedrooms.

Bathroom

Luxury vinyl tiled flooring to bathroom, suite comprising of panel bath with shower over, wash hand basin and low level WC.

Bedroom One (master ensuite)

Carpet to bedroom, UPVC double glazed window to front aspect, ensuite. Space for fitted/free standing wardrobes. TV aerial outlet.

Ensuite

Luxury vinyl tiled flooring to ensuite shower room complete with wash hand basin and low level WC. UPVC double glazed window to front aspect.

Bedroom Two

Carpet to bedroom, UPVC double glazed window to rear aspect. Space for fitted/free standing wardrobes. TV aerial outlet.

Bedroom Three

Carpet to bedroom, UPVC double glazed window to rear aspect.

Front & Rear Garden

Lawned garden to rear with paved patio area and close boarded timber boundary fencing.

Parking

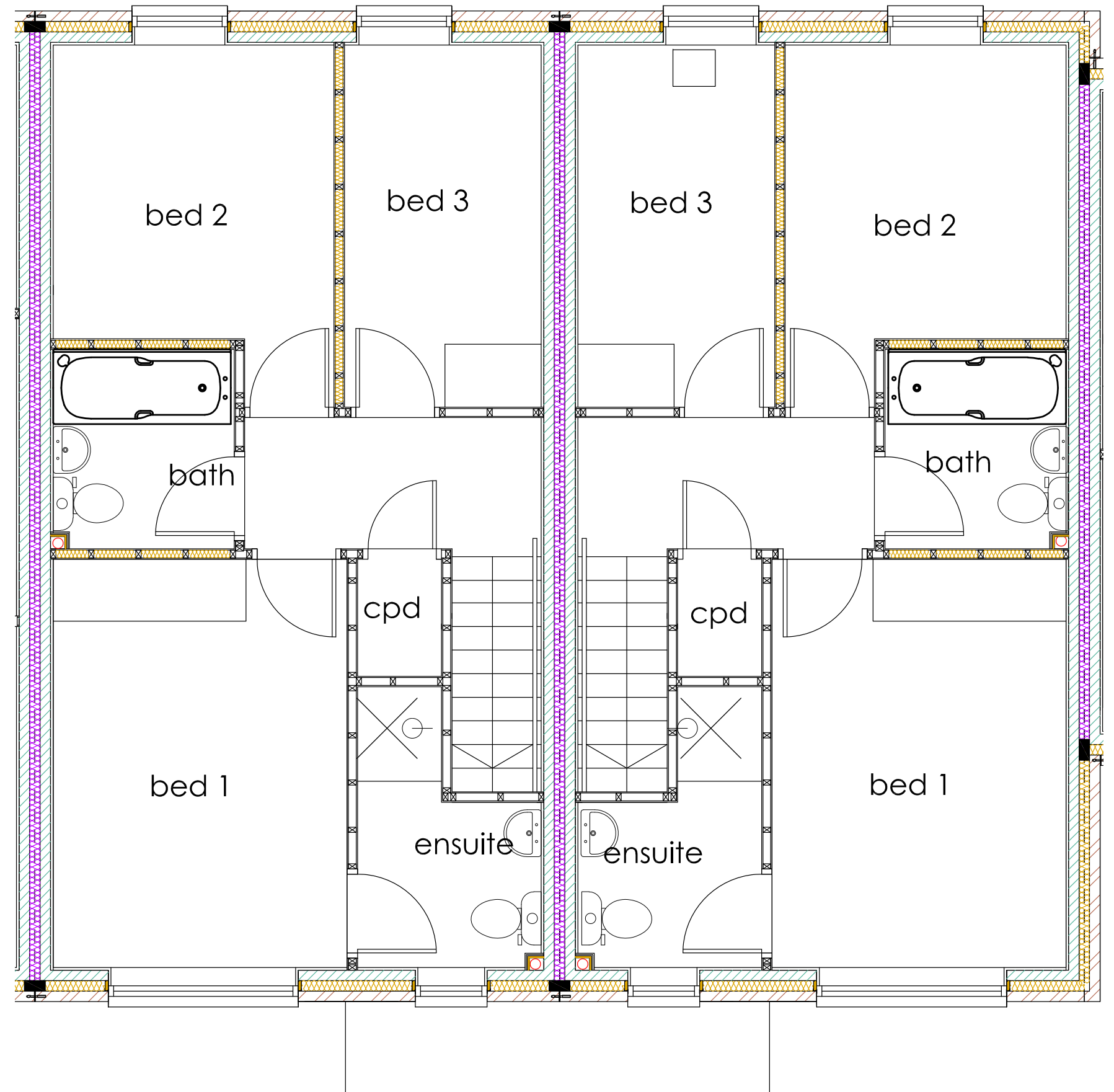
Allocated parking for two vehicles.

Heating

Gas boiler & radiators.

Lighting

Energy efficient low wattage lamps throughout.



First Floor Layout

Property features

- 890 sq.ft
- Spacious End Terrace Home
- Three bedrooms
- Master ensuite bedroom
- Ground Floor WC & Utility
- Gas central heating
- UPVC double glazing
- French doors in kitchen/diner/dayroom to garden
- Two allocated parking spaces

Property description

A spacious three bedroom house in an ever popular location with excellent access to the A1035 network. The property benefits from a fantastic layout comprising of an entrance hall leading to the living room and large open plan kitchen/diner/dayroom, downstairs WC. The kitchen/diner/dayroom features a utility room with French doors opening on to a patio and garden. The first floor features three bedrooms comprising of two doubles and a single bedroom plus a family bathroom leading from the landing. The master bedroom features an en-suite. The property is built to a very high standard throughout with contemporary styling and a private fenced garden to the rear with parking for 2 vehicles to the rear of the property.

Entrance Hall

Luxury vinyl tiled flooring to hallway, UPVC composite door with security lock to side aspect, access to living room and kitchen/diner/dayroom.

Living Room

Carpet to living room, UPVC window to front and side aspect. TV aerial outlet.

Kitchen/Diner/Dayroom

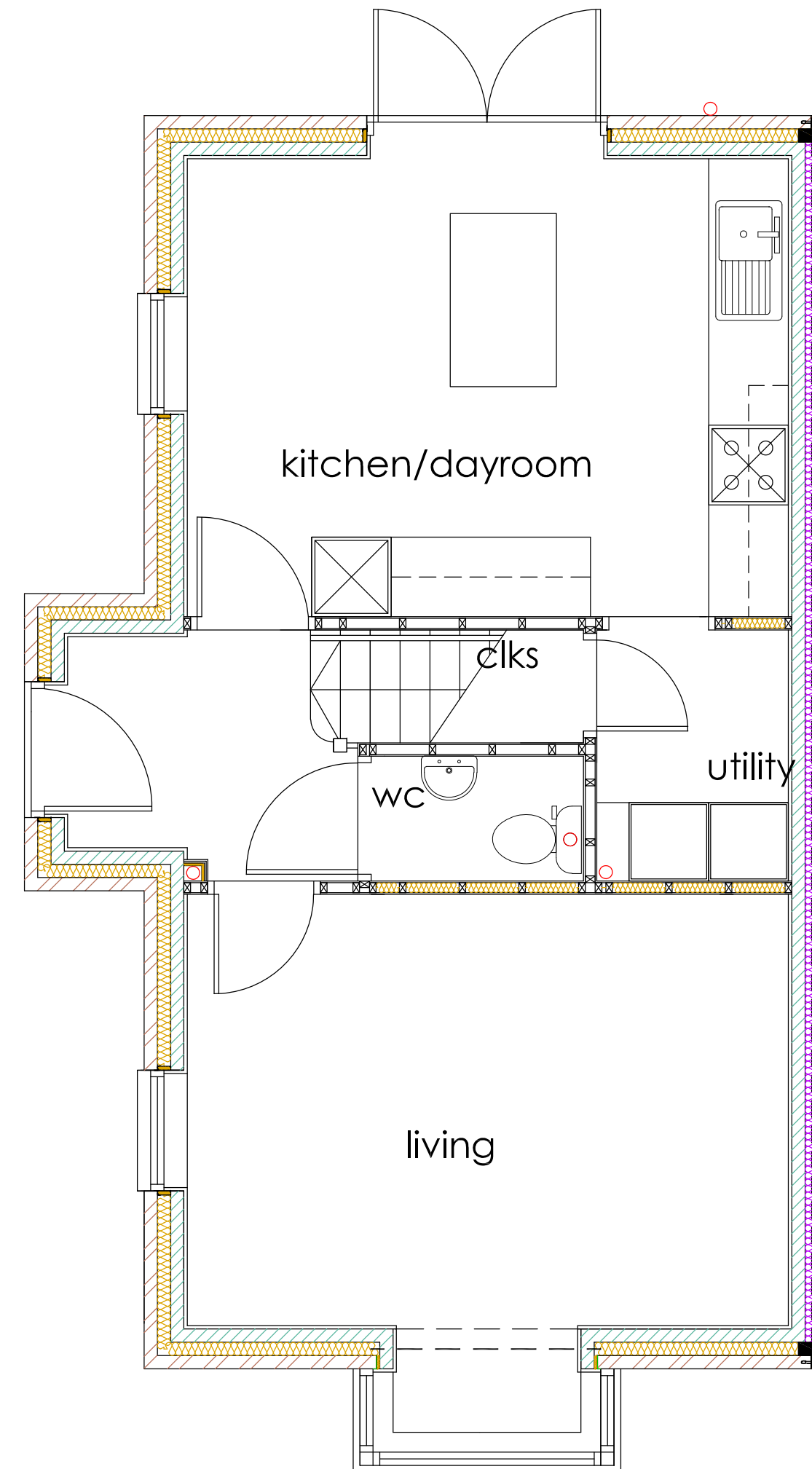
Luxury vinyl tiled flooring to kitchen/diner/dayroom fully fitted with appliances Oven, Hob, Fridge Freezer, Dish Washer, Washer (option to upgrade to combined washer/dryer) and extract hood with fan. UPVC French doors to rear. TV aerial outlet. UPVC window to side aspect.

Utility Room

Luxury vinyl tiled flooring.

Ground Floor WC

Luxury vinyl tiled flooring to WC complete with wash hand basin and low level WC.



Ground Floor Layout

First Floor

Landing

Carpet to stairs and landing, doors leading to bathroom and three bedrooms.

Bathroom

Luxury vinyl tiled flooring to bathroom, suite comprising of panel bath with shower over, wash hand basin and low level WC. UPVC double glazed window to rear aspect.

Bedroom One (master ensuite)

Carpet to bedroom, UPVC double glazed window to rear aspect, ensuite. Space for fitted/free standing wardrobes. TV aerial outlet.

Ensuite

Luxury vinyl tiled flooring to ensuite shower room complete with wash hand basin and low level WC. UPVC double glazed window to side aspect.

Bedroom Two

Carpet to bedroom, UPVC double glazed window to front aspect. Space for fitted/free standing wardrobes. TV aerial outlet.

Bedroom Three

Carpet to bedroom, UPVC double glazed window to front aspect.

Front & Rear Garden

Lawned garden to front and rear with paved patio area and close boarded timber boundary fencing.

Parking

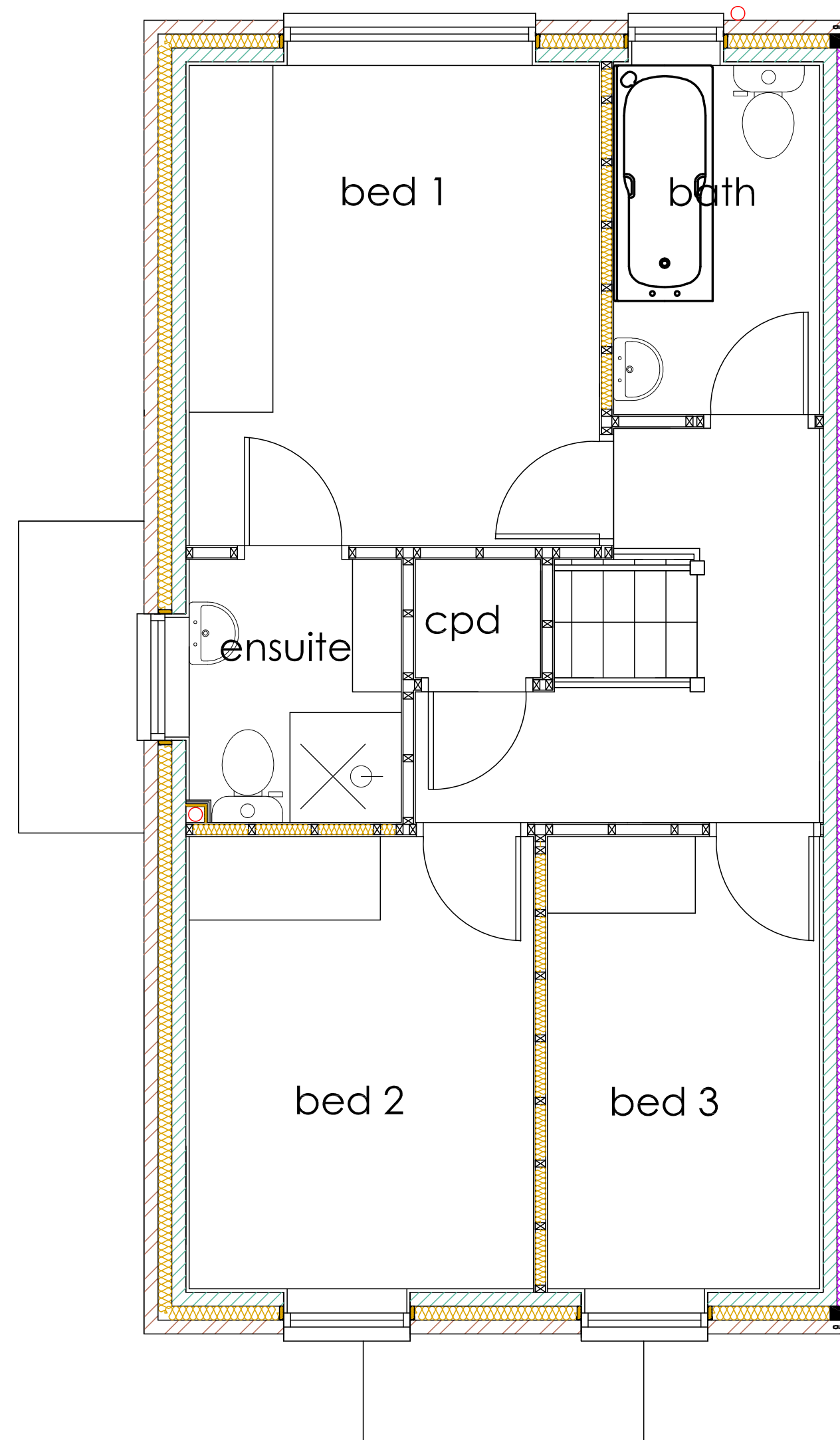
Allocated parking for two vehicles.

Heating

Gas boiler & radiators.

Lighting

Energy efficient low wattage lamps throughout.



First Floor Layout



The Hambleton

A Stunning 3 Bedroom Home

Victoria Croft

HTB1

Property features

- 872 sq.ft
- Spacious End Terrace Home
- Three bedrooms
- Master ensuite bedroom
- Ground Floor WC
- Gas central heating
- UPVC double glazing
- French doors in kitchen/dayroom to garden
- French doors in living room to garden
- Two allocated parking spaces

Property description

A spacious three bedroom house in an ever popular location with excellent access to the A1035 network. The property benefits from a fantastic layout comprising of an entrance hall leading to the living room and large open plan kitchen/diner/dayroom, downstairs WC,. The kitchen/dayroom features a utility room with French doors opening on to a patio and garden. The first floor features three bedrooms comprising of two doubles and a single bedroom plus a family bathroom leading from the landing. The master bedroom features an en-suite. The property is built to a very high standard throughout with contemporary styling and a private fenced garden to the rear with parking for 2 vehicles to the rear of the property.

Entrance Hall

Luxury vinyl tiled flooring to hallway, UPVC composite door with security lock to side aspect, access to living room and kitchen/diner/dayroom.

Living Room

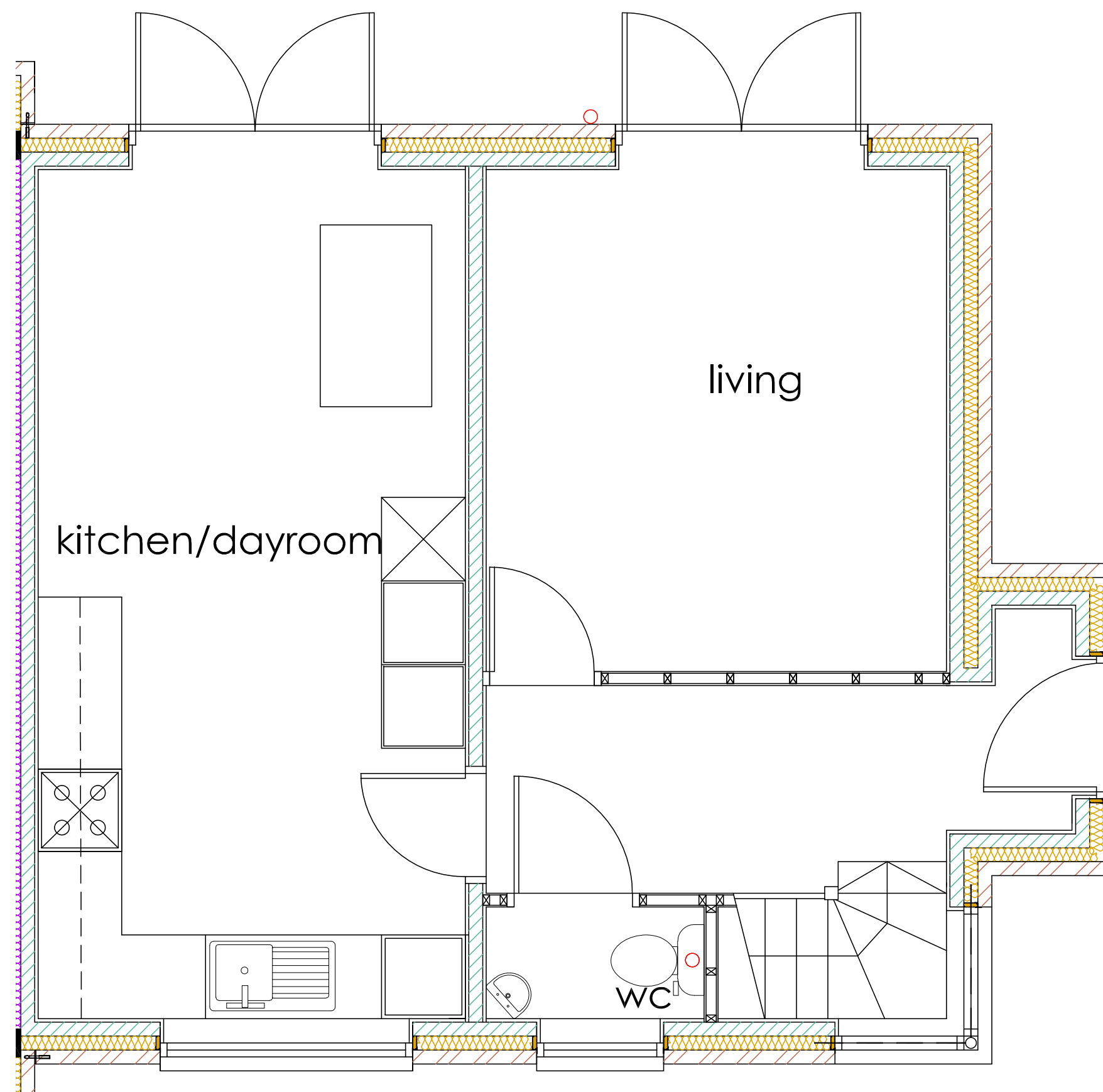
Carpet to living room, UPVC French doors to rear garden. TV aerial outlet.

Kitchen/Diner/Dayroom

Luxury vinyl tiled flooring to kitchen/dayroom fully fitted with appliances Oven, Hob, Fridge Freezer, Dish Washer, Washer (option to upgrade to combined washer/dryer) and extract hood with fan. UPVC French doors to rear. TV aerial outlet. UPVC window to side aspect.

Ground Floor WC

Luxury vinyl tiled flooring to WC complete with wash hand basin and low level WC.



Ground Floor Layout

First Floor

Landing

Carpet to stairs and landing, doors leading to bathroom and three bedrooms.

Bathroom

Luxury vinyl tiled flooring to bathroom, suite comprising of panel bath with shower over, wash hand basin and low level WC. UPVC double glazed window to rear aspect.

Bedroom One (master ensuite)

Carpet to bedroom, UPVC double glazed window to side aspect, ensuite. Space for fitted/free standing wardrobes. TV aerial outlet.

Ensuite

Luxury vinyl tiled flooring to ensuite shower room complete with wash hand basin and low level WC. UPVC double glazed window to rear aspect.

Bedroom Two

Carpet to bedroom, UPVC double glazed window to rear aspect. Space for fitted/free standing wardrobes. TV aerial outlet.

Bedroom Three

Carpet to bedroom, UPVC double glazed window to front aspect.

Front & Rear Garden

Lawned garden to rear with paved patio area and close boarded timber boundary fencing.

Parking

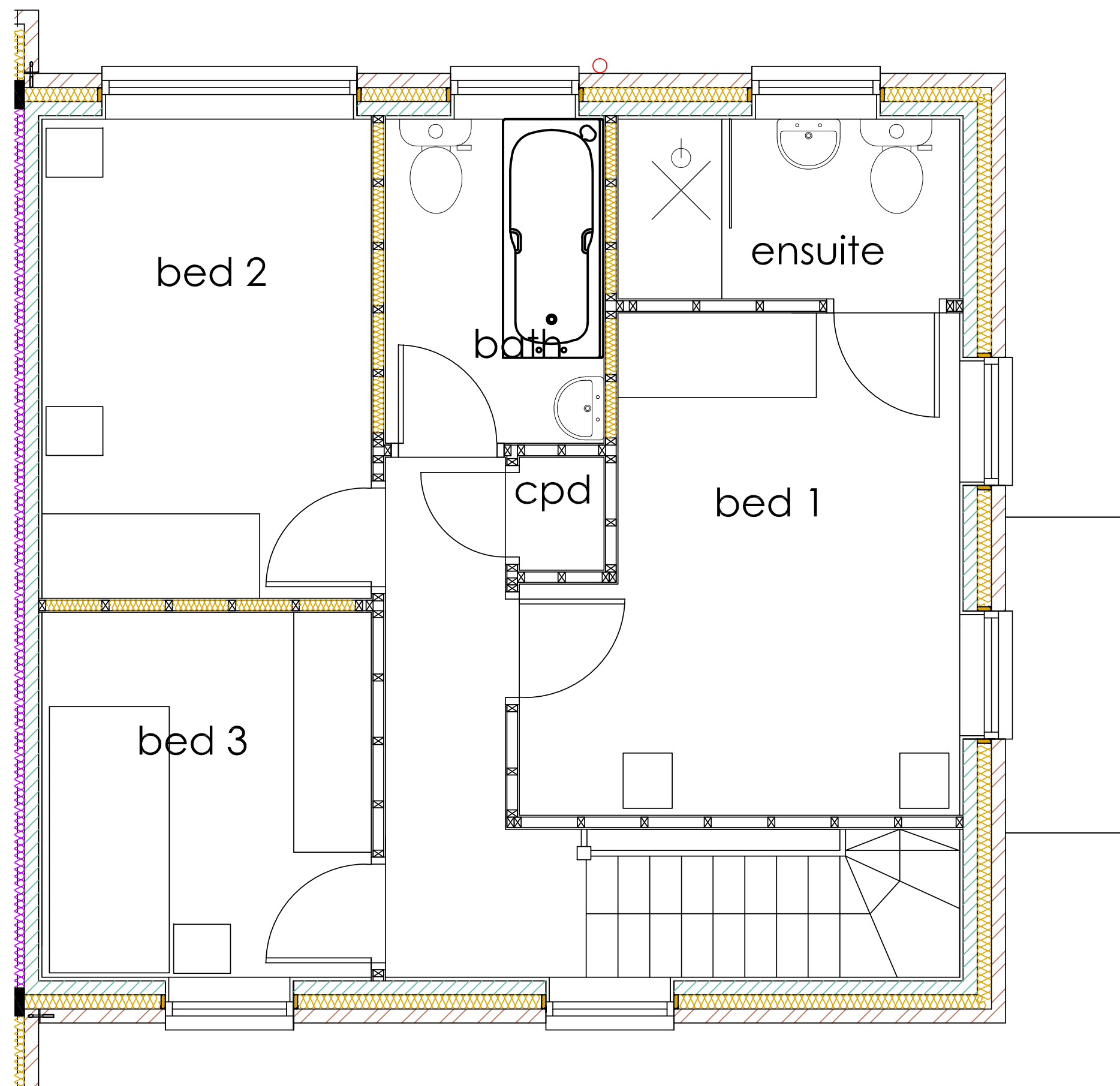
Allocated parking for two vehicles.

Heating

Gas boiler & radiators.

Lighting

Energy efficient low wattage lamps throughout.



First Floor Layout

The Kilburn

A Stunning 3 Bedroom Home

Property features

- 995 sq.ft
- Spacious Semi Detached Home
- Three bedrooms
- Master ensuite bedroom
- Ground Floor WC & Utility
- Gas central heating
- UPVC double glazing
- French doors in kitchen/diner to garden
- Garage (Plot 13) Driveway (Plot 14)

Property description

A spacious three bedroom house in an ever popular location with excellent access to the A1035 network. The property benefits from a fantastic layout comprising of an entrance hall leading to a large open plan kitchen/diner, downstairs WC, living room. The kitchen/diner features a utility room and French doors opening on to a patio and garden. The first floor features three bedrooms comprising of two doubles and a single bedroom plus a family bathroom leading from the landing. The master bedroom features an en-suite. The property is built to a very high standard throughout with contemporary styling and gardens to the front and rear with plot 13 featuring a private garage with parking to the front and plot 14 featuring a private driveway with parking for two vehicles.

Entrance Hall

Luxury vinyl tiled flooring to hallway, UPVC composite door with security lock to front aspect, access to kitchen, living room.

Living Room

Carpet to living room, UPVC windows to side and front aspect. TV aerial outlet.

Kitchen/Diner

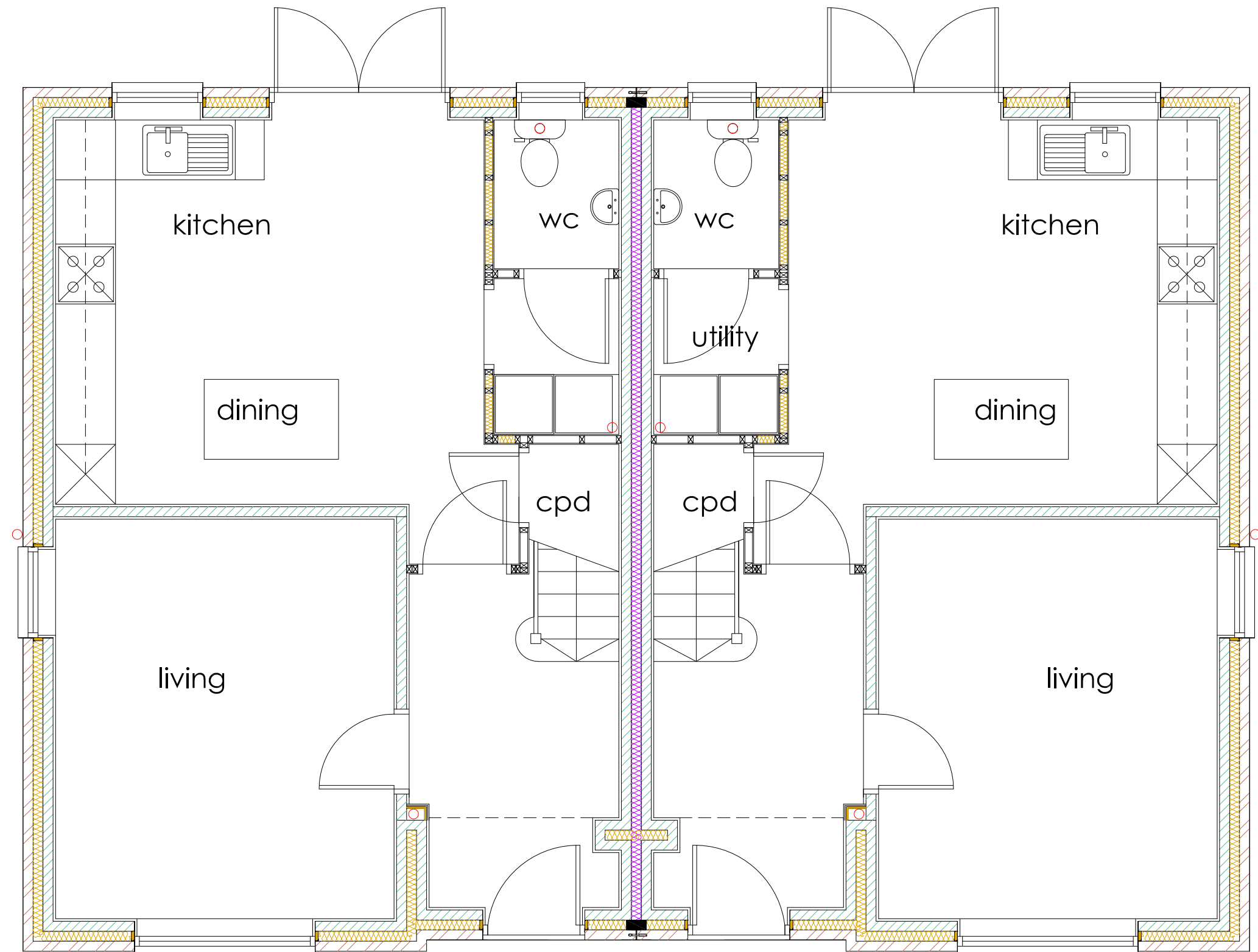
Luxury vinyl tiled flooring to kitchen/diner fully fitted with appliances Oven, Hob, Fridge Freezer, Dish Washer, Washer (option to upgrade to combined washer/dryer) and extract hood with fan. UPVC French doors to rear. TV aerial outlet. UPVC window to rear aspect.

Utility Room

Luxury vinyl tiled flooring.

Ground Floor WC

Luxury vinyl tiled flooring to WC complete with wash hand basin and low level WC. Window to rear aspect.



Ground Floor Layout

First Floor

Landing

Carpet to stairs and landing, doors leading to bathroom and three bedrooms.

Bathroom

Luxury vinyl tiled flooring to bathroom, UPVC double glazed window to side aspect, suite comprising of panel bath with shower over, wash hand basin and low level WC.

Bedroom One (master ensuite)

Carpet to bedroom, UPVC double glazed windows to rear aspect, ensuite. Space for fitted/free standing wardrobes. TV aerial outlet.

Ensuite

Luxury vinyl tiled flooring to ensuite shower room complete with wash hand basin and low level WC. UPVC double glazed window to side aspect.

Bedroom Two

Carpet to bedroom, UPVC double glazed window to front aspect. Space for fitted/free standing wardrobes. TV aerial outlet.

Bedroom Three

Carpet to bedroom, UPVC double glazed window to rear aspect.

Front & Rear Garden

Lawned garden to front and rear with paved patio area and close boarded timber boundary fencing.

Garage/Parking

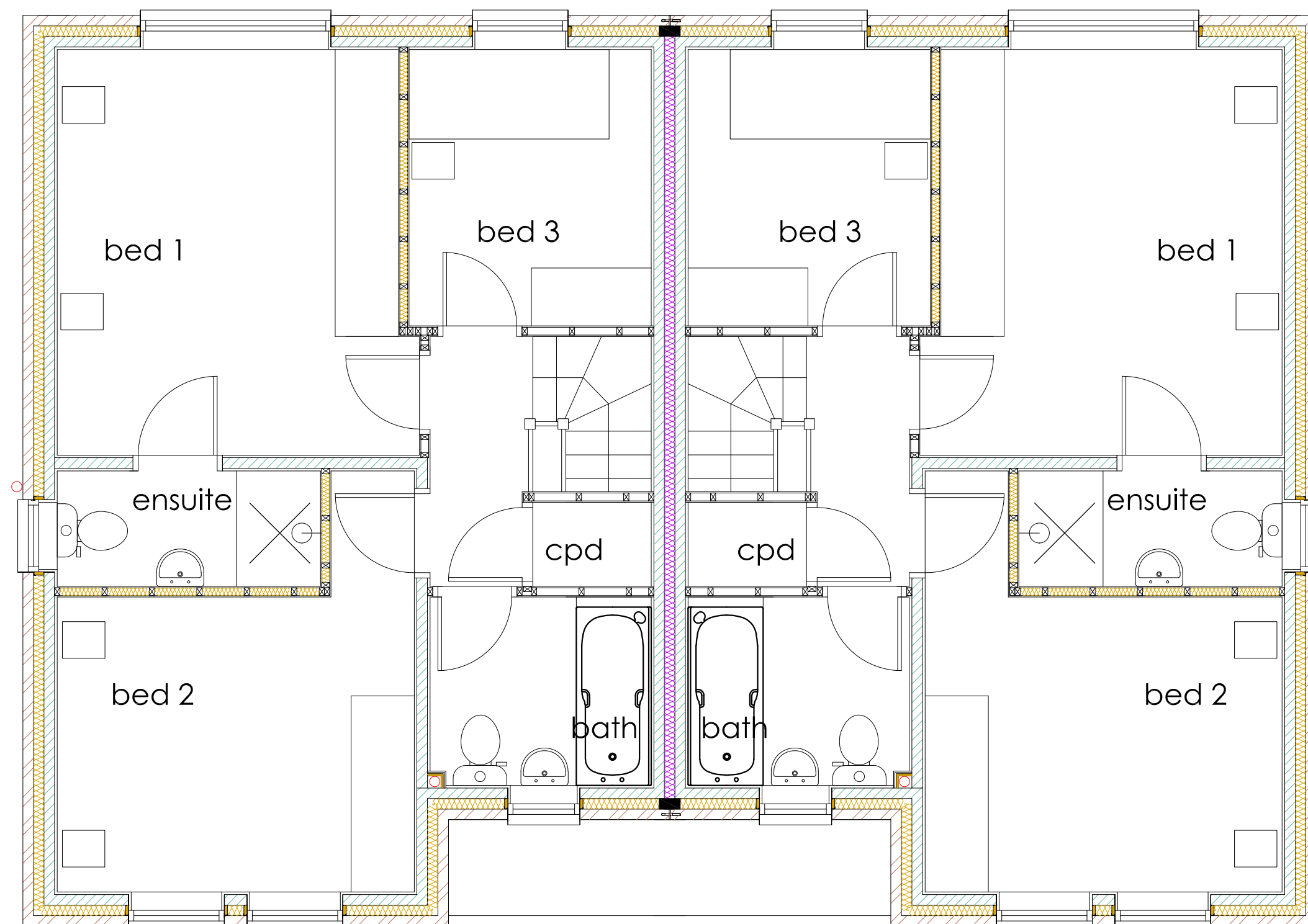
Plot 13 - Garage with private driveway to the side/front of property . Plot 14 - Private driveway with parking for two vehicles.

Heating

Gas boiler & radiators.

Lighting

Energy efficient low wattage lamps throughout.



First Floor Layout



The Ayr

A Stunning 3 Bedroom Home

Victoria Croft

HTCD

Property features

- 995 sq.ft
- Spacious Detached Home
- Three bedrooms
- Master ensuite bedroom
- Ground Floor WC & Utility
- Gas central heating
- UPVC double glazing
- French doors in kitchen/diner to garden
- Garage

Property description

A spacious three bedroom house in an ever popular location with excellent access to the A1035 network. The property benefits from a fantastic layout comprising of an entrance hall leading to a large open plan kitchen/diner, downstairs WC, living room. The kitchen/diner room features French doors opening on to a patio and garden and utility room. The first floor features three bedrooms comprising of two doubles and one single bedroom plus a family bathroom leading from the landing. The master bedroom features an en-suite. The property is built to a very high standard throughout with contemporary styling and gardens to the front and rear with private garage and parking.

Entrance Hall

Luxury vinyl tiled flooring to hallway, UPVC composite door with security lock to front aspect, access to kitchen, living room.

Living Room

Carpet to living room, UPVC windows to side and front aspect. TV aerial outlet.

Kitchen/Diner

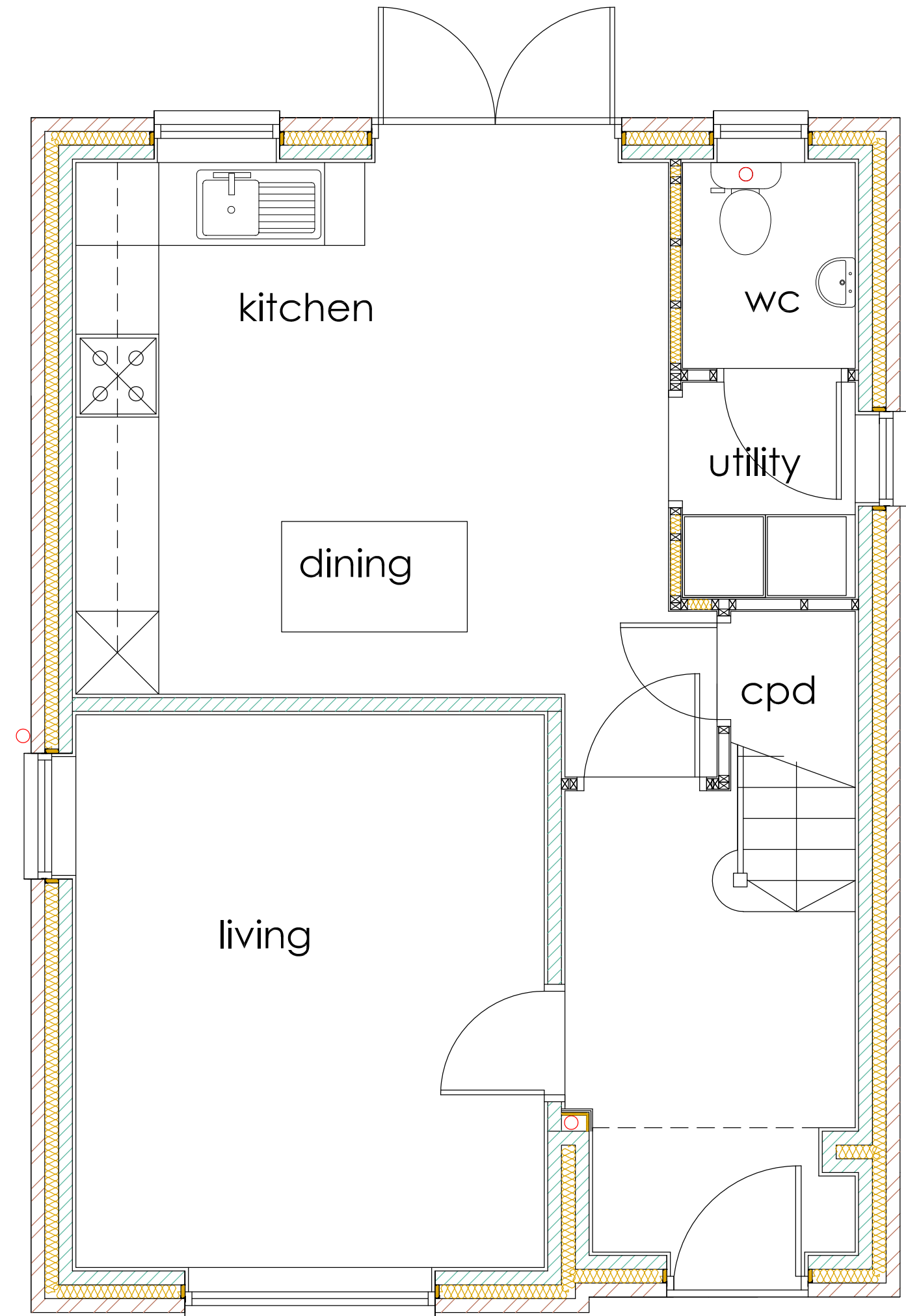
Luxury vinyl tiled flooring to kitchen/diner fully fitted with appliances Oven, Hob, Fridge Freezer, Dish Washer, Washer (option to upgrade to combined washer/dryer) and extract hood with fan. UPVC French doors to rear. TV aerial outlet. UPVC window to rear aspect.

Utility Room

Luxury vinyl tiled flooring, UPVC window to side aspect.

Ground Floor WC

Luxury vinyl tiled flooring to WC complete with wash hand basin and low level WC. Window to rear aspect.



Ground Floor Layout

First Floor

Landing

Carpet to stairs and landing, doors leading to bathroom and three bedrooms.

Bathroom

Luxury vinyl tiled flooring to bathroom, UPVC double glazed window to side aspect, suite comprising of panel bath with shower over, wash hand basin and low level WC.

Bedroom One (master ensuite)

Carpet to bedroom, UPVC double glazed windows to rear aspect, ensuite. Space for fitted/free standing wardrobes. TV aerial outlet.

Ensuite

Luxury vinyl tiled flooring to ensuite shower room complete with wash hand basin and low level WC. UPVC double glazed window to side aspect.

Bedroom Two

Carpet to bedroom, UPVC double glazed window to front aspect. Space for fitted/free standing wardrobes. TV aerial outlet.

Bedroom Three

Carpet to bedroom, UPVC double glazed window to rear aspect.

Front & Rear Garden

Lawned garden to front and rear with paved patio area and close boarded timber boundary fencing.

Garage

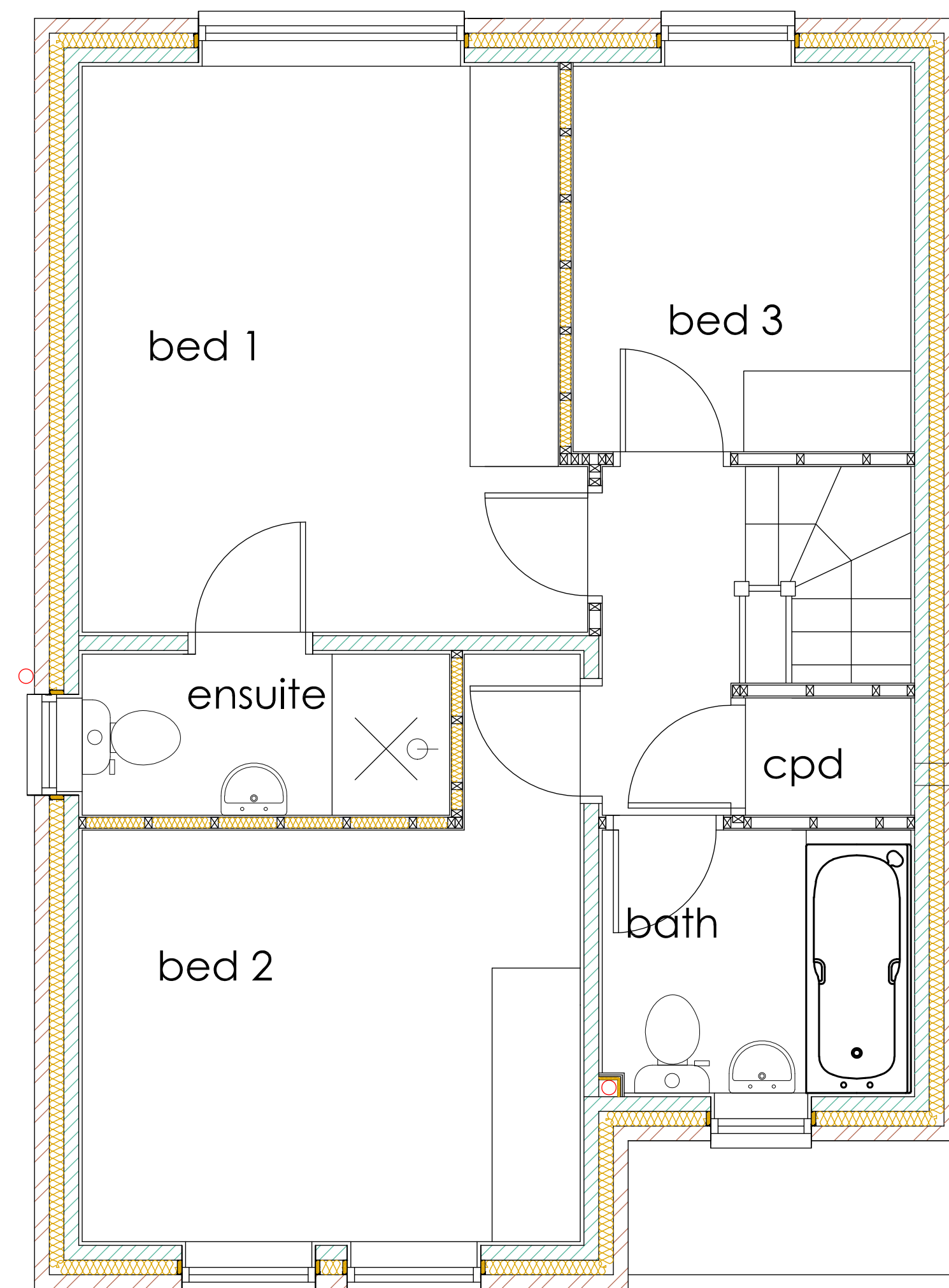
Garage with private driveway to the side/front of property.

Heating

Gas boiler & radiators.

Lighting

Energy efficient low wattage lamps throughout.



First Floor Layout



The Dalton

A Stunning 4 Bedroom Home

Victoria Croft

HTD

Property features

- 1,178 sq.ft
- Spacious Detached Home
- Four bedrooms
- Master ensuite bedroom
- Ground Floor WC & Utility
- Gas central heating
- UPVC double glazing
- French doors in kitchen/diner/dayroom to garden
- Garage

Property description

A spacious four bedroom house in an ever popular location with excellent access to the A1035 network. The property benefits from a fantastic layout comprising of an entrance hall leading to a large open plan kitchen/diner/dayroom, downstairs WC, living room and kitchen utility room. The day room features French doors opening on to a patio and garden. The first floor features four bedrooms comprising of two doubles and two single bedrooms plus a family bathroom leading from the landing. The master bedroom features an en-suite. The property is built to a very high standard throughout with contemporary styling and gardens to the front and rear with private garage and parking.

Entrance Hall

Luxury vinyl tiled flooring to hallway, UPVC composite door with security lock to front aspect, access to kitchen, living room, WC.

Living Room

Carpet to living room, UPVC windows to side and front aspect. TV aerial outlet.

Kitchen/Dining/Day Room

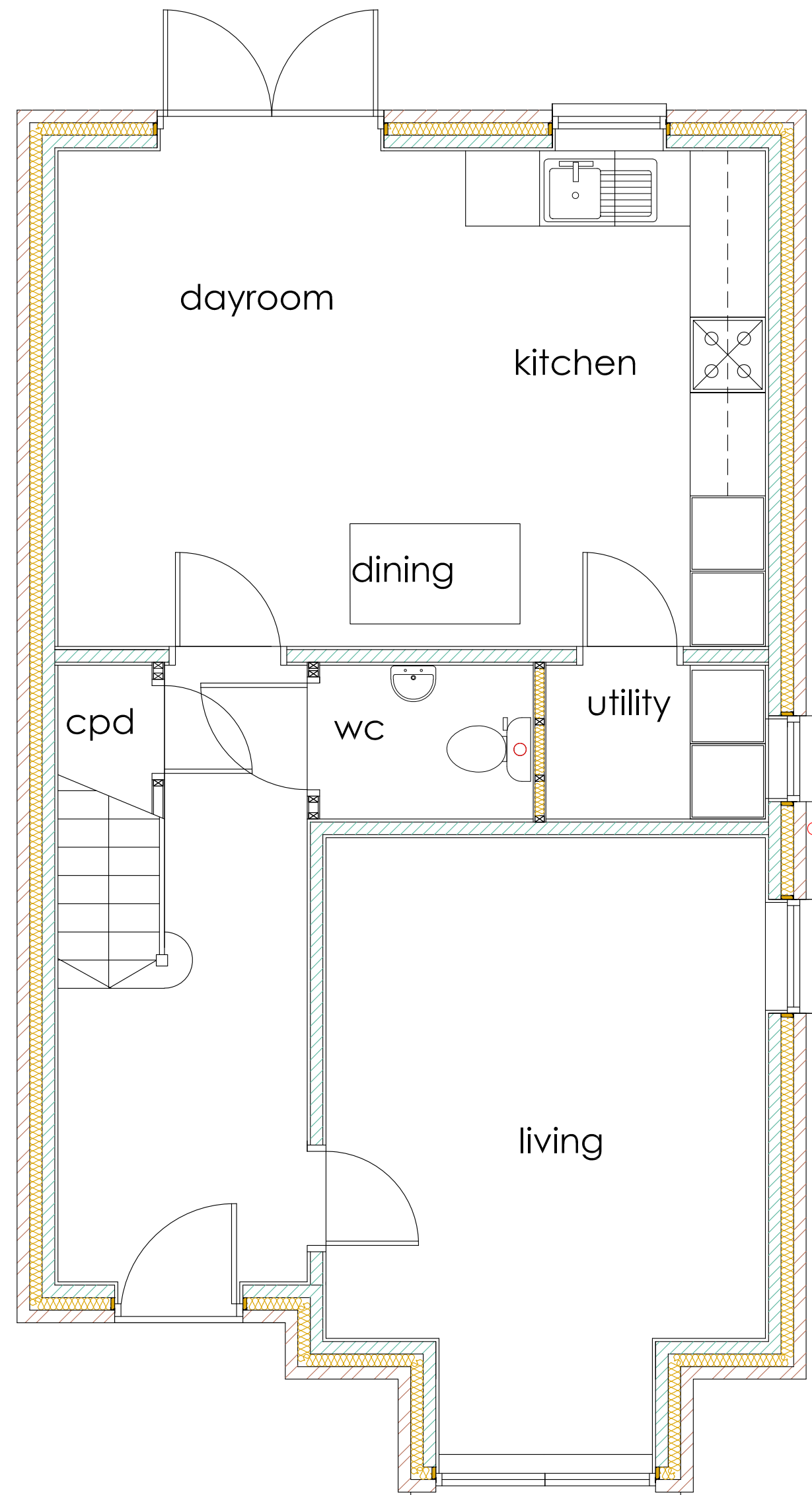
Luxury vinyl tiled flooring to kitchen/diner/dayroom fully fitted with appliances Oven, Hob, Fridge Freezer, Dish Washer, Washer (option to upgrade to combined washer/dryer) and extract hood with fan. UPVC French doors to rear. TV aerial outlet. UPVC window to rear aspect.

Utility Room

Luxury vinyl tiled flooring, UPVC window to side aspect.

Ground Floor WC

Luxury vinyl tiled flooring to WC complete with wash hand basin and low level WC.



Ground Floor Layout

First Floor

Landing

Carpet to stairs and landing, doors leading to bathroom and four bedrooms.

Bathroom

Luxury vinyl tiled flooring to bathroom, UPVC double glazed window to side aspect, suite comprising of panel bath with shower over, wash hand basin and low level WC.

Bedroom One (master ensuite)

Carpet to bedroom, UPVC double glazed windows to front aspect, ensuite. Space for fitted/free standing wardrobes. TV aerial outlet.

Ensuite

Luxury vinyl tiled flooring to ensuite shower room complete with wash hand basin and low level WC. UPVC double glazed window to side aspect.

Bedroom Two

Carpet to bedroom, UPVC double glazed window to rear aspect. Space for fitted/free standing wardrobes. TV aerial outlet.

Bedroom Three

Carpet to bedroom, UPVC double glazed window to rear aspect.

Bedroom Four

Carpet to bedroom, UPVC double glazed window to front aspect.

Front & Rear Garden

Lawned garden to front and rear with paved patio area and close boarded timber boundary fencing.

Garage

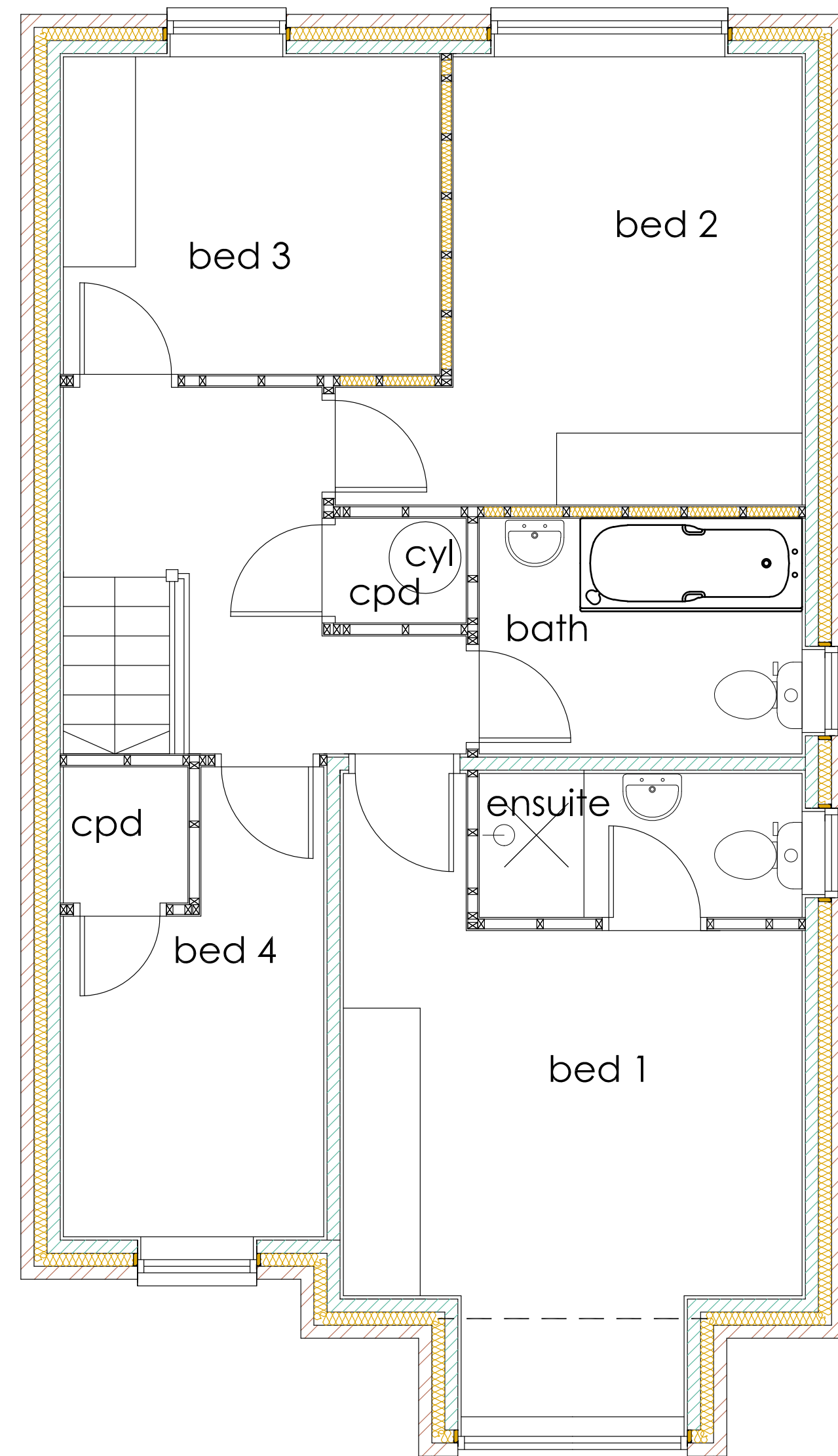
Garage with private driveway to the side/front of property .

Heating

Gas boiler & radiators.

Lighting

Energy efficient low wattage lamps throughout.



First Floor Layout



The Croft

A Stunning 4 Bedroom Home

Victoria Croft

Property features

- 1,307 sq.ft
- Spacious Detached Home
- Four bedrooms
- Master ensuite bedroom
- Ground Floor WC & Utility
- Gas central heating
- UPVC double glazing
- French doors in kitchen/dayroom to garden
- Garage

Property description

A spacious four bedroom house in an ever popular location with excellent access to the A1035 network. The property benefits from a fantastic layout comprising of an entrance hall leading to a large open plan kitchen/diner/dayroom, downstairs WC, living room and kitchen utility room. The day room features French doors opening on to a patio and garden. The first floor features four bedrooms comprising of three doubles and a fourth single bedroom plus a family bathroom leading from the landing. The master bedroom features an en-suite. The property is built to a very high standard throughout with contemporary styling and gardens to the front and rear with private garage and parking.

Entrance Hall

Luxury vinyl tiled flooring to hallway, UPVC composite door with security lock to front aspect, access to kitchen, living room, WC.

Living Room

Carpet to living room, UPVC windows to side and front aspect. TV aerial outlet.

Kitchen/Dining/Day Room

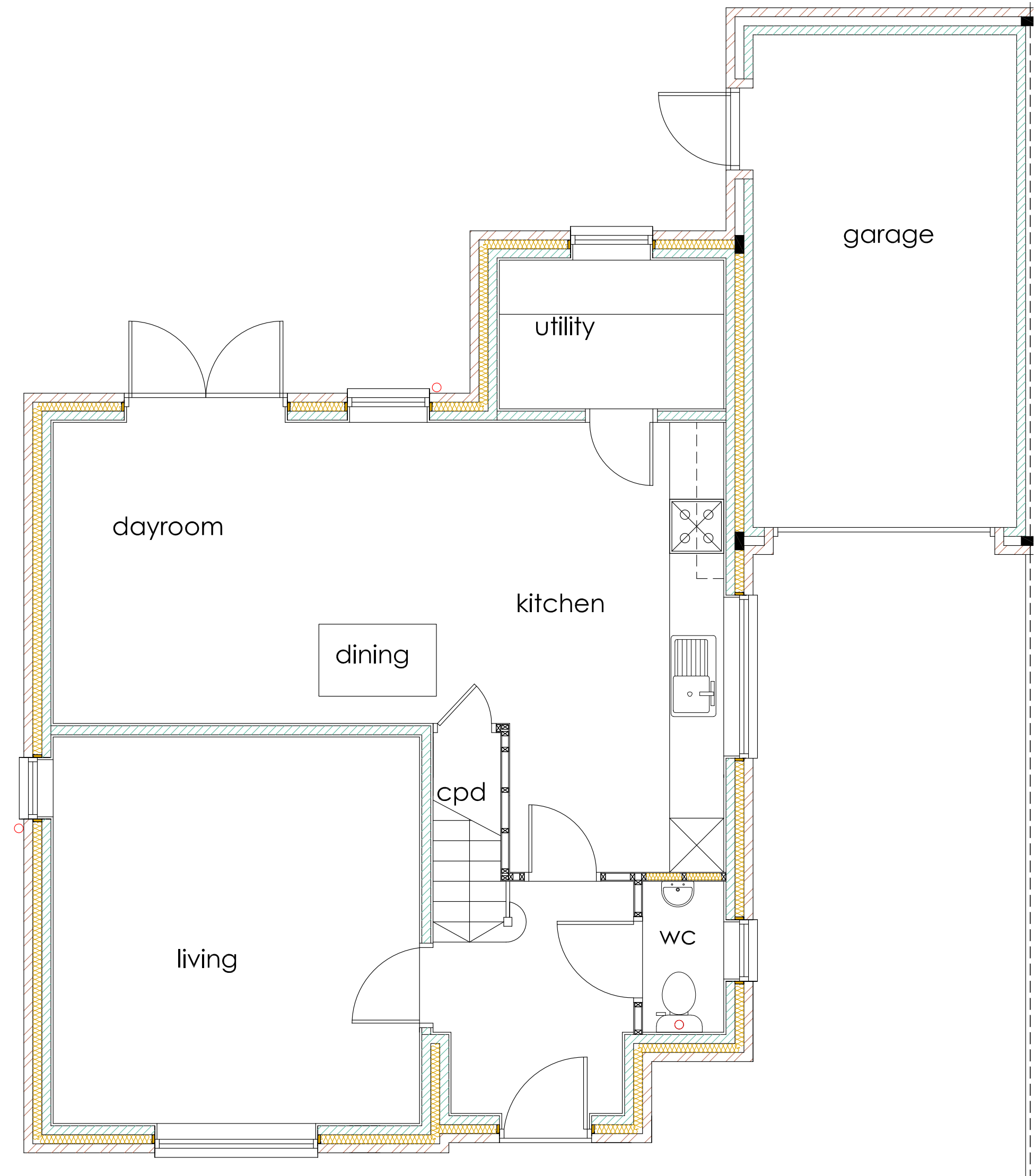
Luxury vinyl tiled flooring to kitchen/diner/dayroom fully fitted with appliances Oven, Hob, Fridge Freezer, Dish Washer, Washer (option to upgrade to combined washer/dryer) and extract hood with fan. UPVC French doors to rear. TV aerial outlet. UPVC window to side aspect.

Utility Room

Luxury vinyl tiled flooring, UPVC window to rear aspect.

Ground Floor WC

Luxury vinyl tiled flooring to WC complete with wash hand basin and low level WC. Window to side aspect.



Ground Floor Layout

Plot 9

First Floor

Landing

Carpet to stairs and landing, doors leading to bathroom and four bedrooms.

Bathroom

Luxury vinyl tiled flooring to bathroom, UPVC double glazed window to rear, suite comprising of panel bath with shower over, wash hand basin and low level WC.

Bedroom One (master ensuite)

Carpet to bedroom, UPVC double glazed windows to front aspect, ensuite. Space for fitted/free standing wardrobes. TV aerial outlet.

Ensuite

Luxury vinyl tiled flooring to ensuite shower room complete with wash hand basin and low level WC. UPVC double glazed window to side aspect.

Bedroom Two

Carpet to bedroom, UPVC double glazed window to rear aspect. Space for fitted/free standing wardrobes. TV aerial outlet.

Bedroom Three

Carpet to bedroom, UPVC double glazed window to rear aspect.

Bedroom Four

Carpet to bedroom, UPVC double glazed window to front aspect.

Front & Rear Garden

Lawned garden to front and rear with paved patio area and close boarded timber boundary fencing.

Garage

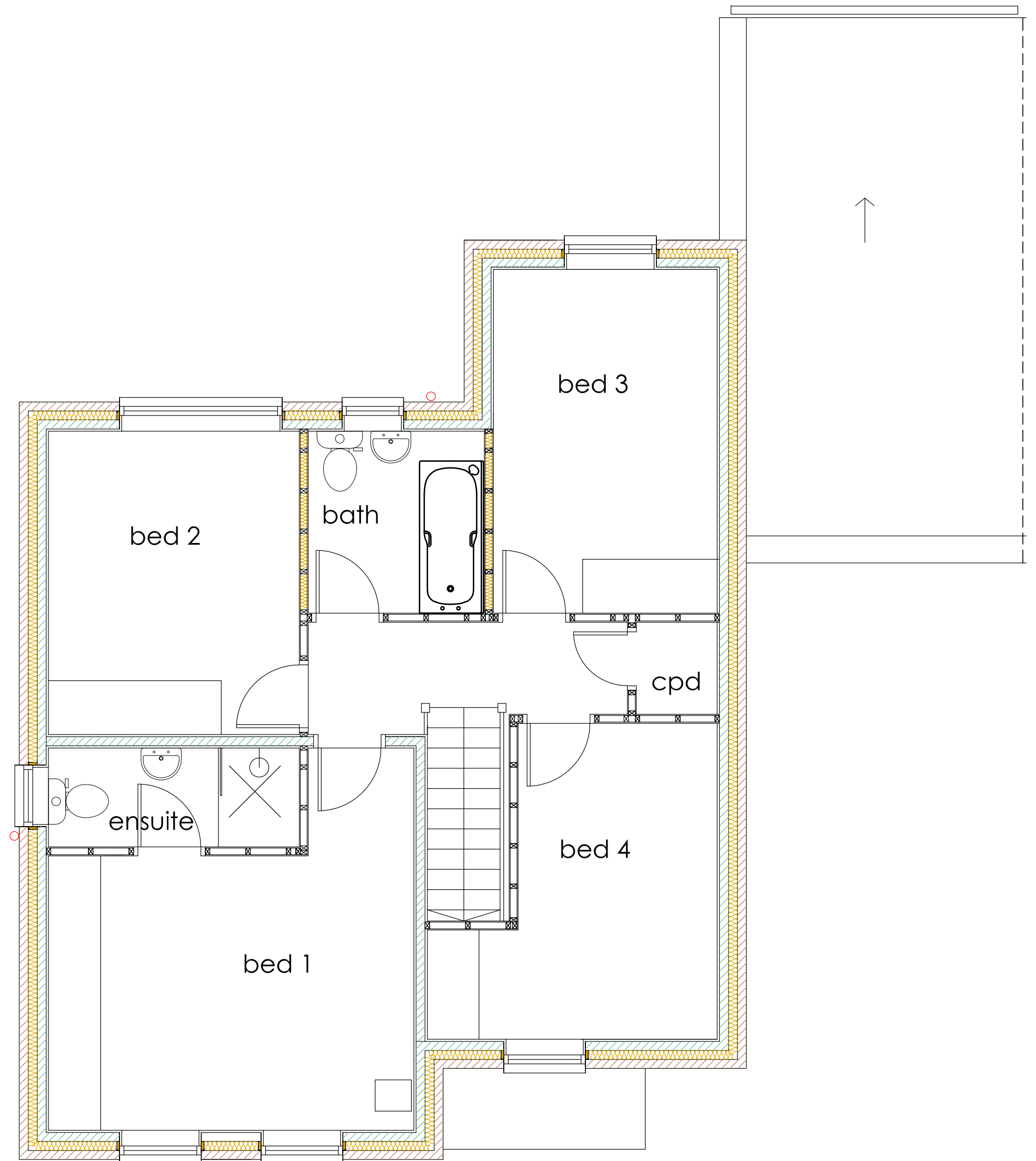
Garage with private driveway to the front of property.

Heating

Gas boiler & radiators.

Lighting

Energy efficient low wattage lamps throughout.



First Floor Layout



Property features

- 1,307 sq.ft
- Spacious Detached Home
- Four bedrooms
- Master ensuite bedroom
- Ground Floor WC & Utility
- Gas central heating
- UPVC double glazing
- French doors in kitchen/dayroom to garden
- Garage

Property description

A spacious four bedroom house in an ever popular location with excellent access to the A1035 network. The property benefits from a fantastic layout comprising of an entrance hall leading to a large open plan kitchen/diner/dayroom, downstairs WC, living room and kitchen utility room. The day room features French doors opening on to a patio and garden. The first floor features four bedrooms comprising of three doubles and a fourth single bedroom plus a family bathroom leading from the landing. The master bedroom features an en-suite. The property is built to a very high standard throughout with contemporary styling and gardens to the front and rear with private garage and parking.

Entrance Hall

Luxury vinyl tiled flooring to hallway, UPVC composite door with security lock to front aspect, access to kitchen, living room, WC.

Living Room

Carpet to living room, UPVC windows to side and front aspect. TV aerial outlet.

Kitchen/Dining/Day Room

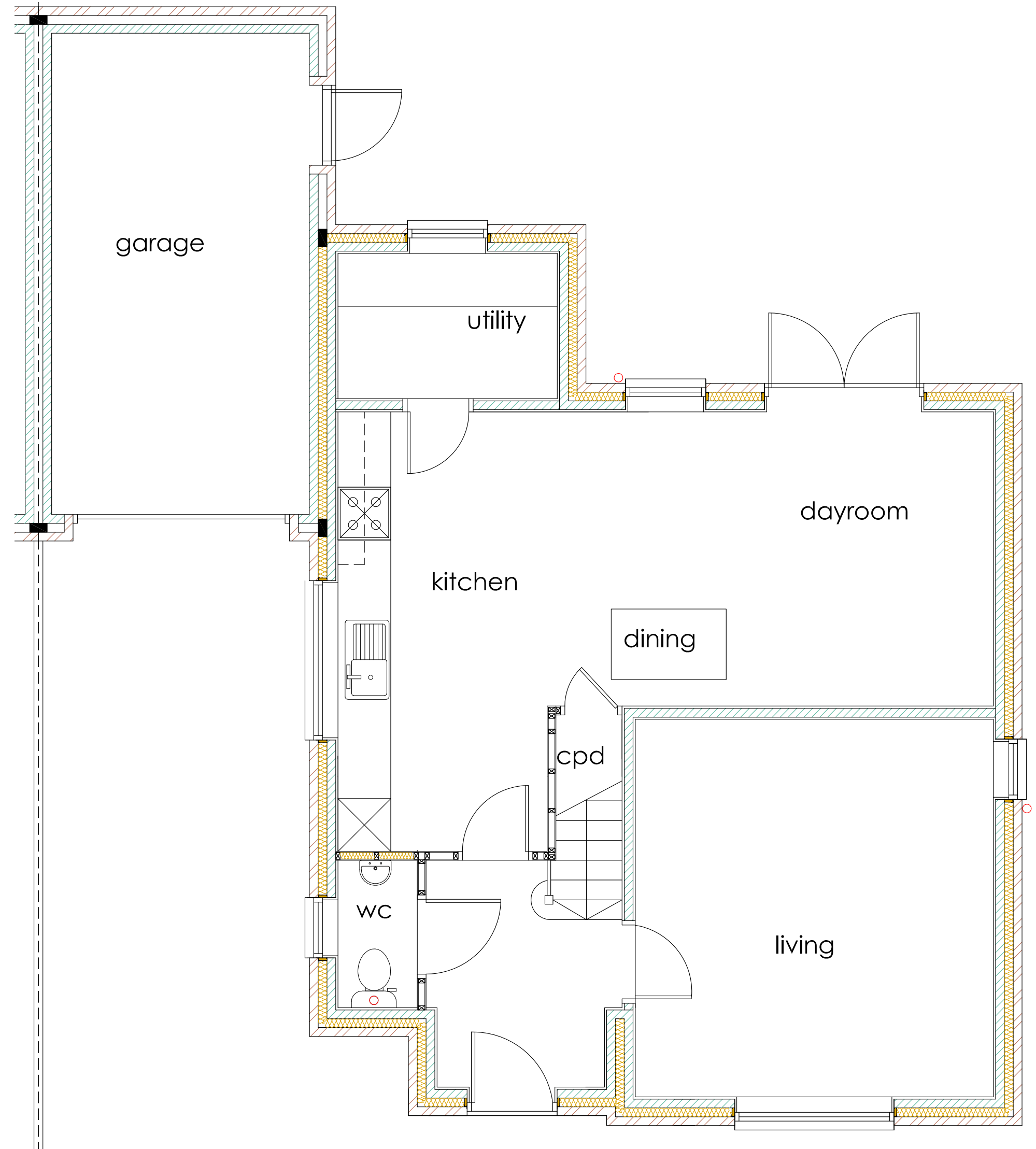
Luxury vinyl tiled flooring to kitchen/diner/dayroom fully fitted with appliances Oven, Hob, Fridge Freezer, Dish Washer, Washer (option to upgrade to combined washer/dryer) and extract hood with fan. UPVC French doors to rear. TV aerial outlet. UPVC window to side aspect.

Utility Room

Luxury vinyl tiled flooring, UPVC window to rear aspect.

Ground Floor WC

Luxury vinyl tiled flooring to WC complete with wash hand basin and low level WC. Window to side aspect.



Ground Floor Layout

Plot 10

First Floor

Landing

Carpet to stairs and landing, doors leading to bathroom and four bedrooms.

Bathroom

Luxury vinyl tiled flooring to bathroom, UPVC double glazed window to rear, suite comprising of panel bath with shower over, wash hand basin and low level WC.

Bedroom One (master ensuite)

Carpet to bedroom, UPVC double glazed windows to front aspect, ensuite. Space for fitted/free standing wardrobes. TV aerial outlet.

Ensuite

Luxury vinyl tiled flooring to ensuite shower room complete with wash hand basin and low level WC. UPVC double glazed window to side aspect.

Bedroom Two

Carpet to bedroom, UPVC double glazed window to rear aspect. Space for fitted/free standing wardrobes. TV aerial outlet.

Bedroom Three

Carpet to bedroom, UPVC double glazed window to rear aspect.

Bedroom Four

Carpet to bedroom, UPVC double glazed window to front aspect.

Front & Rear Garden

Lawned garden to front and rear with paved patio area and close boarded timber boundary fencing.

Garage

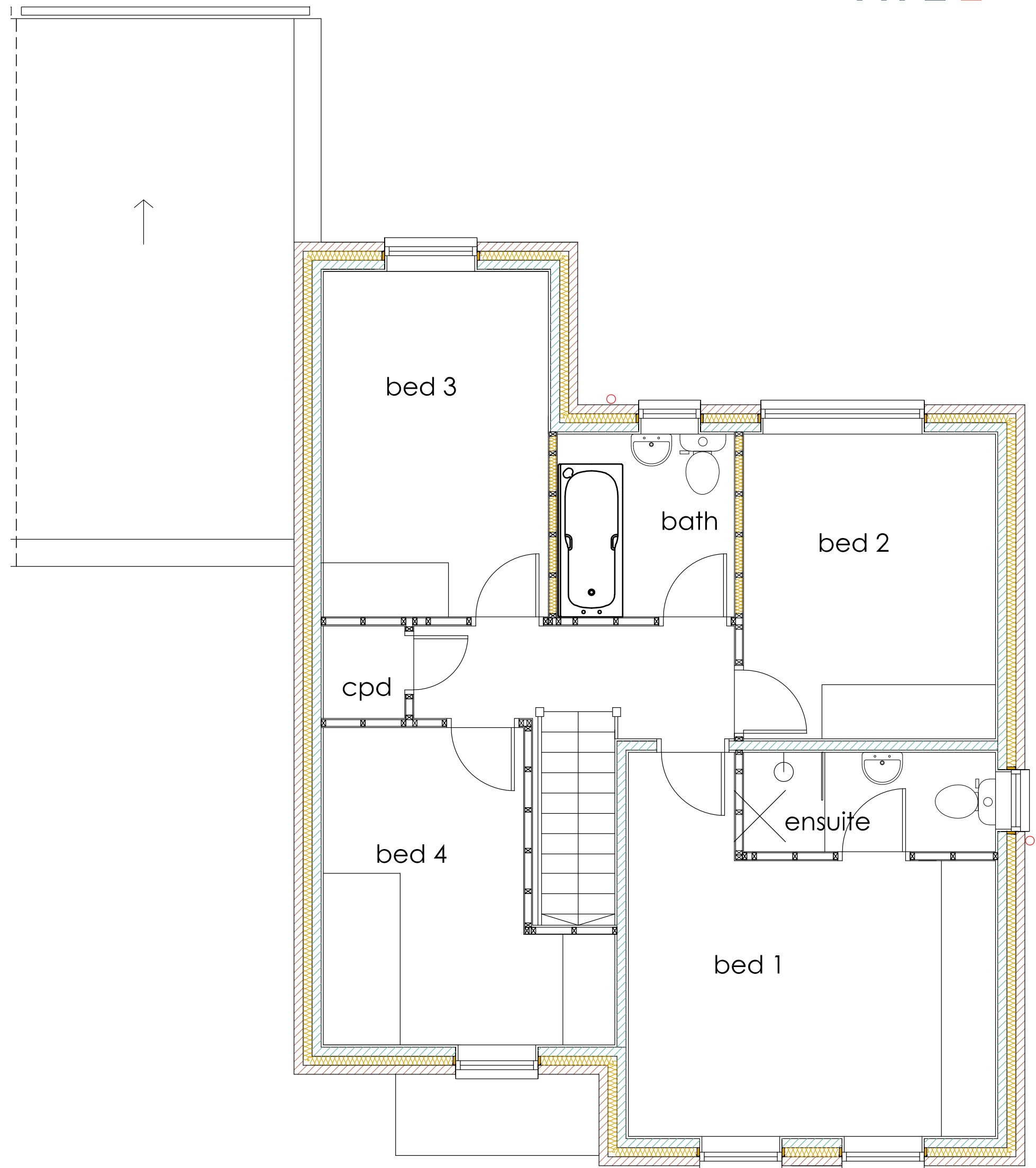
Garage with private driveway to the front of property.

Heating

Gas boiler & radiators.

Lighting

Energy efficient low wattage lamps throughout.



First Floor Layout



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