



## Plot 2 Larth Close

Whitley, DN14 0JF

**Asking Price £560,000**



Crafting Luxury Homes with Precision and Timeless Elegance... 4 bedroom, 2 bathroom Luxury Family Detached Home on a select development of only 6 properties.



### Property Info:

Henley Construction Management Group the main contractor on the project for the developer is renowned for delivering homes of exceptional quality as well as for the Royal Family. With meticulous attention to detail and a commitment to craftsmanship that sets every project apart. At Larth Close, this dedication is beautifully realised, each home is expertly constructed to reflect the warmth and charm of traditional farmhouse living while offering all the comforts of modern design.

All six plots stand as a true testament to both the developer and contractors design and build excellence. Carefully conceived to blend into the developments peaceful village setting, it features authentic architectural details, including stone roof slates, green oak entrance porch complimented with farmhouse-coloured resin gravel driveways and pathways that add both style and practicality to the exterior landscape.

Inside, the home offers a versatile layout ideal for today's family lifestyle. There are four generously sized double bedrooms, (one plot is 3 bedrooms but stands with an added orangery) with the master suite benefiting from a private en-suite bathroom, creating a perfect retreat and relaxing area. A high-specification house bathroom serves the remaining bedrooms, thoughtfully finished with quality fittings.

The heart of the home is a bespoke top quality Howdens kitchen, complete with solid surface quartz worktops, fitted kitchen island, and a range of high-quality BOSCH integrated appliances, all tailored to each property. Attention to detail extends to the ceiling lighting design and smart layout, balancing practicality and sophistication. Whether you need space to work from home, entertain guests, or enjoy quiet family evenings, the flexible layout caters to every need. The spacious lounge provides a perfect setting for relaxation and gatherings.

Additional features include:

- Detached garage – ideal for secure parking or storage.
- Large driveways for convenient off-road parking
- Landscaped gardens with outdoor tap and security lighting
- Traditional brickwork enhanced with natural stone heads and cills
- Air Source Heat Pump for energy-efficient central heating
- Underfloor Heating throughout the ground floor
- Tenure: Freehold
- Services: Mains water, sewerage, drainage, and electricity
- EPC Rating: TBC
- Council Tax Band: North Yorkshire Council – TBC

Every home comes with a 6-year PPC Architects Warranty, offering peace of mind that a qualified architect has overseen the project from the very first shovel in the ground right through to site completion, ensuring consistent quality and finish at every stage.

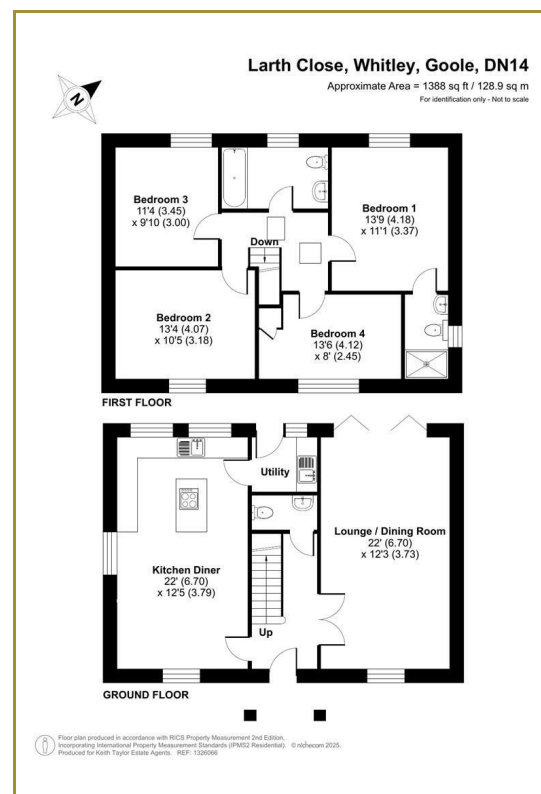
With top-tier craftsmanship and a dedication to excellence, these homes are built to be lived in, loved, and cherished for generations.

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

### Area Map



### Floor Plans



# Keith Taylor

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