Plot 6, The Nurseries Driffield Road,
Kilham, Driffield, East Yorkshire YO25 4SP

Price £325,000

W&P WOOLLEY & PARKS

** OPEN VIEWING - SAT 7th OCT 10am-1pm - CALL NOW TO BOOK **
* IMPRESSIVE BRAND NEW 4 BEDROOM DETACHED HOME *

'The Cedar' is an attractive four bedroom detached property complete with detached garage and private drive. 'The Nurseries' is located within the picturesque village of Kilham just 6 miles from the market town of Driffield. Being developed by Akkeri Homes, this property offers spacious and naturally light accommodation over two floors and will be completed to a high specification throughout. Charming and traditional in design the Cedar will comprise entrance hall, cloakroom/w/c, formal lounge with stunning bay window, open plan living/dining/kitchen with a choice of fitted kitchen units and work surfaces plus quality integral appliances and separate utility all to the ground floor. Four well proportioned bedrooms to the first floor with en-suite shower room off the main bedroom and separate family bathroom. Externally the property benefits from single garage and parking plus an impressive enclosed garden to the rear. Located on the edge of this sought after village with a variety of amenities to hand plus countryside walks on the doorstep and the East Yorkshire coast only a few miles away. Ready for Summer 2023 Occupation - RESERVATION now being taken.

The Cedar

About Kilham

The picturesque village of Kilham is located around six miles from the market town of Driffield, with Beverley and its many attractions just a 30-minute drive away. The village boasts a highly rated Church of England primary school, a Grade 1 listed parish church that dates back to Norman times, and a range of amenities that include a pub offering traditional ales and a welcoming environment. A perfect location for those seeking a tranquil home environment alongside a genuine sense of community, The Nurseries combines the very best of rural living with easy access to the rest of the county.

Ground Floor

Entrance Hall 15'6" x 5'9" (4.73m x 1.77m)

Cloakroom/W/C 7'6" x 3'4" (2.30m x 1.03m)

Living Room
16'5" x 10'6" plus bay (5.01m x 3.22m plus bay)

Dining Kitchen 14'8" x 11'6" (4.48m x 3.53m)

Open Plan Day Room
8'6" x 8'9" (2.60m x 2.67m)

Utility Room 5'10" x 5'2" (1.80m x 1.60m)

First Floor

Bedroom 1 11'0" x 10'6" (3.37m x 3.21m)

En-Suite Shower Room
7'1" x 4'11" (2.17m x 1.50)

Bedroom 2
13'4" (max) x 9'3" (4.08m (max) x 2.84m)

Bedroom 3 10'5" x 8'2" (3.20m x 2.50m)

Bedroom 4 9'4" x 7'6" (2.85m x 2.31m)

Family Bathroom 7'1" x 4'11" (2.17m x 1.50m)

Outside

Turf to front and rear gardens

Single Garage and Drive

General Specification:

The Cedar will be finished to a high standard with the kitchen providing double oven and grill, one and half bowl sink unit complete with mixer tap over plus integrated fridge/freezer and dishwasher with plumbing and space for further free standing appliances.

Bathroom and En-Suite will both offer stylish three piece suites comprising bath to main family bathroom and fully tiled shower to En-suite, both will have attractive vanity style wash basins and low flush w/c.

Floor coverings will be included with a water resistant laminate to kitchen, utility and wet areas plus carpets to the remaining floor area.

Television and telephone points to principal bedroom and lounge.

Turf to Garden

Power and Lighting to Garage.

Tenure:

Freehold

New Build Specification:

Please note that proposed specifications are for guidance only and may vary from plot to plot. They do not constitute any contract or guaranteed level of specification. Final specifications for "as built" purposes will be confirmed prior to exchange of legal contracts.

Measurements:

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

Example Kitchen Range

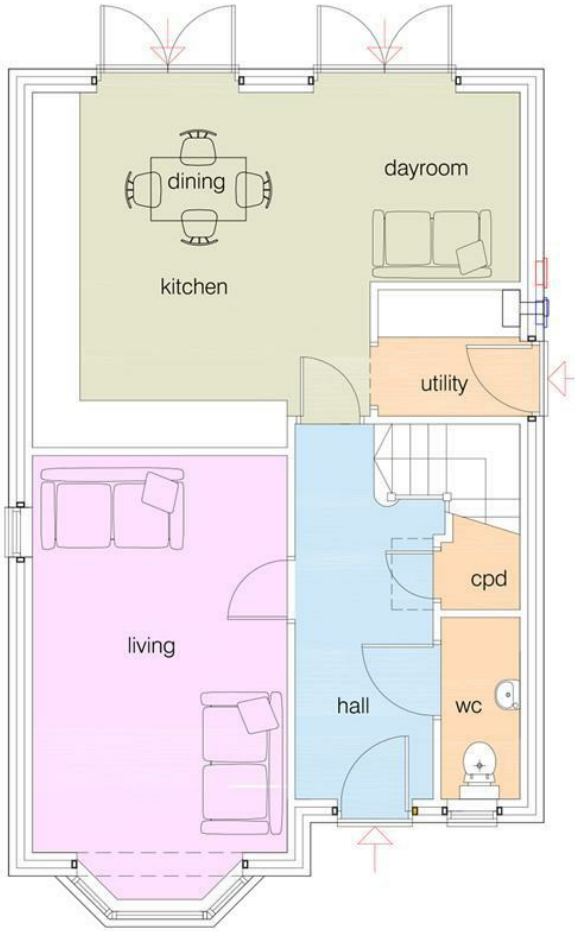
Example Kitchen Range

dining
dayroom
kitchen
utility
cpd
living
hall
wc
Ground Floor
bedroom 3
bedroom 2
bathroom
landing
shwr
cpd
bedroom 1
bedroom 4
First Floor
AKKERI
DEVELOPMENTS
The Cedar - The Nurseries, Kilham
W&P WOOLLEY & PARKS
LAND & NEW HOMES

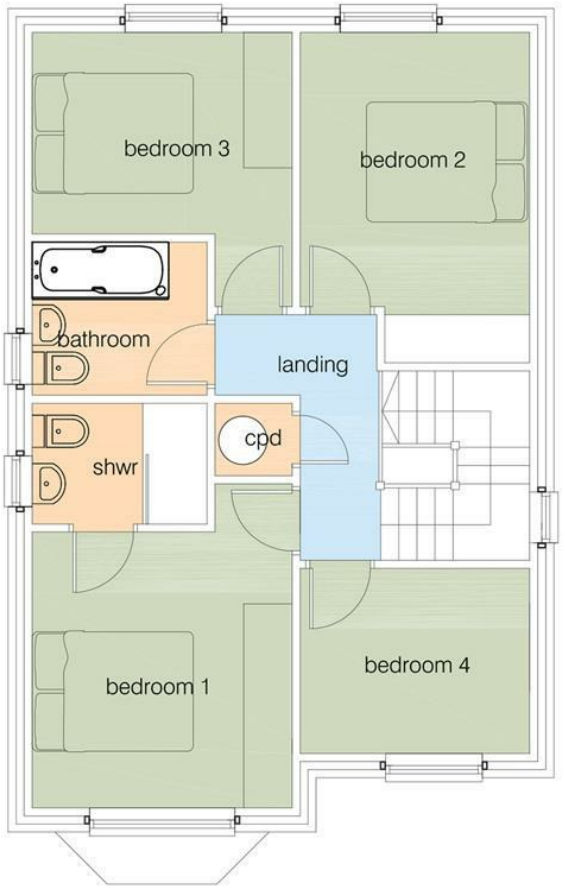
New build homes could save buyers £3,100* on annual energy bills.

NEW HOMES WEEK 2023

*According to HBF analysis of EPC data, based on the April 2023 EPG increase.



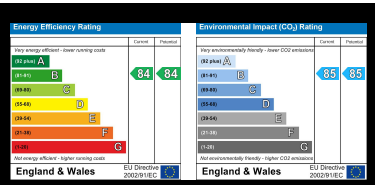
Ground Floor



First Floor

AKKERI DEVELOPMENTS

The Cedar - The Nurseries, Kilham

WOOLLEY & PARKS LAND & NEW HOMES

26 Market Place | Driffield | East Yorkshire | YO25 6AR
Tel: 01377 252095 | Email: Driffield@woolleyparks.co.uk | www.woolleyparks.co.uk