Plot 34, The Redwoods, Rosedale
Leven, Beverley, East Yorkshire HU17 5NE
Price £385,000

W&P WOOLLEY & PARKS

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* * THE CHESTNUT * * Plot 34 - A superb FOUR BEDROOM DETACHED family home, estimated completion Summer 2024 * *
The Redwoods at Leven is a fantastic new development of luxury 2, 3, 4 & 5 bedroom family homes traditionally built to a high quality standard and finish by the highly regarded local house builders and situated in the delightful, sought after village of Leven, just 7 Miles North of Beverley, 6 miles inland of the coastal town of Hornsea.

VILLAGE LIFE AT ITS BEST!
This attractive village has plenty to offer including a local village shop for all the essentials with local produce on offer from the independent butchers shop, hair dresser, barber and beautician, take-away, library, recreation hall, sports facilities with large playing field, child's play park plus members club with snooker hall and weekend entertainment. Leven also offers its very own amateur football, cricket and bowls teams should you want to get involved. The well regarded village primary school boasts a 'good' Ofstead rating and centres around the community with spring fete, harvest festival and Christmas fair all taking place annually. Early years childcare is also on hand with Leven Pre-school also in the village itself. Two public houses to choose from with a superb Sunday roast on offer from the 'New Inn' or if you fancy a little more fine dining, Berts Pizzeria situated only 2 miles away enjoys a lakeside back drop and a selection of good food and great cocktails! Surrounded by countryside the village also enjoy lots of pleasant walks with the picturesque Level canal a firm favourite amongst the occupants or for a little more of an adrenaline boost you could head to Leven airfield where flying activities are on hand. Regular bus links to the neighbouring market towns of Beverley and Hornsea which provide further amenities, supermarkets, plus cinema, restaurants and bars.

The Chestnut - Plot 34
The Chestnut is an exquisitely designed 4-bedroom detached home with its symmetrical frontage and traditional central doorway. The extensive open-plan kitchen, dining and family room flows the full width of the house and the twin set of French doors add the perfect flourish, giving a light and airy feel to this capacious space. 4 Good sized bedrooms and en-suite. Good size rear garden, Driveway for two cars and single garage.

GROUND FLOOR

Entrance Hallway 13'7" x 6'5" (4.151m x 1.978m)

Cloaks/WC 6'4" x 3'1" (1.939m x 0.947m)

Sitting Room 15'5" x 11'2" (4.7m x 3.412m)

Study/Home Office 8'9" x 6'11" (2.692m x 2.114m)

Open Plan Living/Dining/Kitchen 27'1" x 11'5" (8.280m x 3.490m)

Utility Room 6'4" x 5'4" (1.939m x 1.647m)

FIRST FLOOR

Landing 9'9" (2.996m)

Bedroom 1 11'3" x 9'9" (3.439m x 2.972m)

Dressing Room 4'11" x 3'5" (1.50m x 1.05m)

En-Suite 7'10" x 4'5" (2.395m x 1.350m)

Bedroom 2 11'4" x 9'3" (max) (3.458m x 2.842m (max))

Bedroom 3 13'8" x 8'9" (4.182m x 2.692m)

Bedroom 4 10'6" x 9'3" (3.22m x 2.84m)

Family Bathroom 8'4" x 7'2" (2.552m x 2.186m)

OUTSIDE
SINGLE GARAGE with two parking spaces on driveway.
Enclosed gardens to the rear.

VIEWING
This is a working building site currently without an on-site sales centre and ALL site viewings must be by PRIOR APPOINTMENT with the selling agents. Plot 34 is currently under construction and viewing internally is dependant upon build stage,

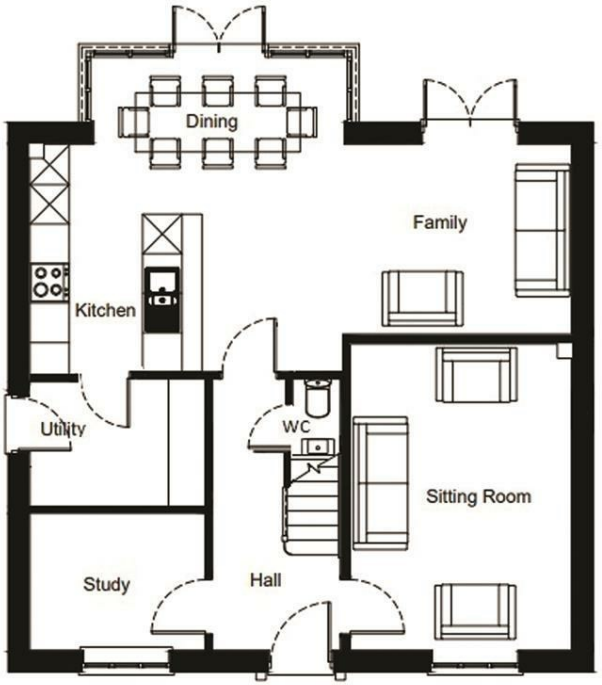
NEW BUILD SPECIFICATION:
Please note that proposed specifications are for guidance only and may vary from plot to plot. They do not constitute any contract or guaranteed level of specification. Final specifications for "as built" purposes will be confirmed prior to exchange of legal contracts.

Council Tax :
Council tax is payable to East Riding of Yorkshire local authority. The property is understood to yet be listed in council tax band

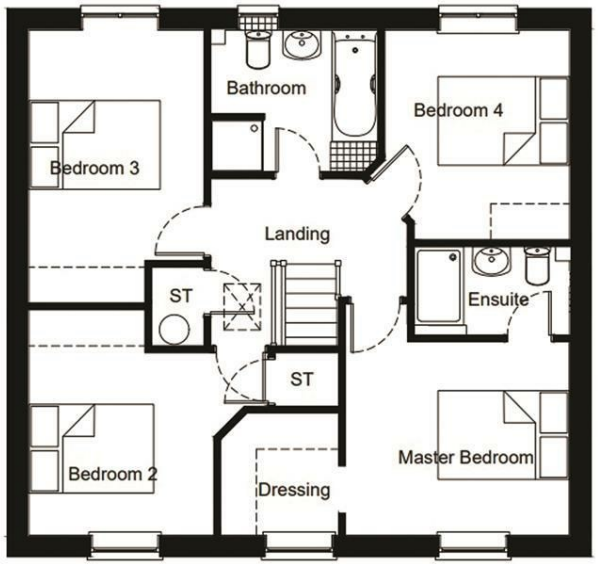
Measurements:
All measurements have been taken from scaled drawings and therefore, may be subject to a small margin of error as built.

Disclaimer:
These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

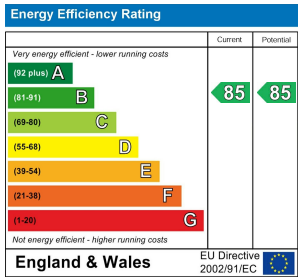
The Chestnut

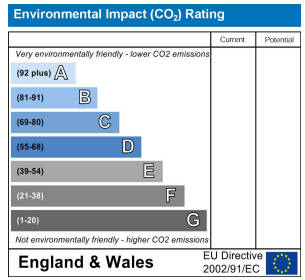


GROUND FLOOR PLAN



FIRST FLOOR PLAN





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