



**PLOT 8, The Nurseries, Driffield Road  
Kilham, Driffield, East Yorkshire YO25 4SP**  
**Price £335,000**

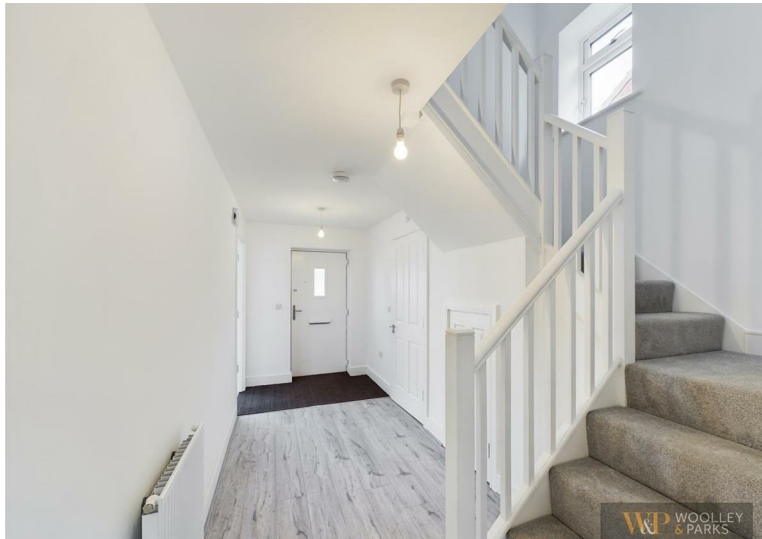
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**\*\* OPEN VIEWING - SATURDAY 16th March 2024 10am-1pm - CALL NOW TO BOOK \*\***

**IMPRESSIVE FOUR BED DETACHED FAMILY HOME**

**\*\*\* READY NOW \*\*\***

'The Cedar' is an attractive four bedroom detached property complete with detached garage and private drive. Plot 8 of this exciting new development, '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.



## Plot 8, 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

#### Council Tax :

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

#### 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.



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
84	84	85	85

Energy Efficiency Rating: A (Most energy efficient - lower running costs) to G (Not energy efficient - higher running costs). Environmental Impact (CO<sub>2</sub>) Rating: A (Lowest CO<sub>2</sub> emissions) to G (Highest CO<sub>2</sub> emissions).