

Unit 2, Welton Road, Brough East Yorkshire HU15 1AF
T: 01482 669982 F: 01482 669984
E: info@matthewlimb.co.uk

matthewlimb.co.uk

Matthew
Limb
MOVING HOME



The Radcliffe, Plot 35, The Tofts, Bacchus Lane, South Cave, HU15 2GZ

- 📍 NEW RELEASE
- 📍 Fabulous 3 Bed Home
- 📍 Contemporary Living
- 📍 Superb Specification
- 📍 Part Exchange Considered
- 📍 10 Year NHBC Warranty
- 📍 Close to Village Centre
- 📍 EPC = B

£245,000

INTRODUCTION

The Radcliffe (plot 35) is a fabulous three bedroomed house offering the very best of modern living with an outstanding specification. Its contemporary design includes a stunning open plan ground floor arrangement incorporating living room with large high quality double sliding doors out to the modern terrace and garden, beautiful contemporary fitted kitchen with quality appliances and ample space for a dining area. A cloaks/W.C is situated off the entrance hall. At first floor there are three bedrooms, the master bedroom features a high quality modern en-suite with wall hung toilet, designer vanity unit and powerful rain shower enclosure. A contemporary fully equipped family bathroom with modern bath, rain shower and a stunning wall hung vanity unit conclude the layout to this level. Particular features include beautiful oak doors and architraves, stunning kitchen and bathrooms, underfloor heating downstairs and flooring throughout. Off street parking is available to the front of the property. The property is conveyed with a NHBC Buildmark 10 year New Home Warranty.

LOCATION

The Tofts is a brand new development situated in the beautiful village of South Cave. This highly desirable location is ideal for a family or commuter alike. There are excellent road and rail links together with a real community feel, evidenced in the numerous clubs and activities throughout the year.

The village of South Cave dates back to the 11th century and is listed in the doomsday book. An interesting piece of local history is that George Washington's great grandfather once lived at the magnificent Cave Castle.

This stunning development is nestled away off the 'no through road' of Bacchus Lane, close to the village centre where you can always find a friendly face and enjoy the more relaxing pace of village life.

The picturesque village of South Cave is situated at the foot of the Yorkshire Wolds, approximately 14 miles to the west of Hull and just 10 miles from the historic market town of Beverley.

This is a great location for the commuter, family or country lover alike. Instant access to the A63/M62 motorway network makes many regional and national business centres such as Leeds, Sheffield and Manchester easily accessible. The nearby village of Brough has a mainline railway station with regular services to Hull, Leeds, Manchester, Doncaster, York and London Kings Cross (approx 2 hours). Overseas travel is also made easy with Humberside Airport just 20 miles away, Doncaster Sheffield airport 38 miles away and Leeds Bradford airport is just 59 miles away. Thus, the village provides excellent links both locally and nationally.

Beverley - 10 miles

Hull - 14 miles

Humberside Airport - 20 miles

York - 28 miles

Doncaster - 37 miles

Leeds - 50 miles



THE DEVELOPMENT

Carefully chosen, high quality traditional materials have been used to shape the exterior of each home to ensure that collectively they have a bespoke, individual feel that will stand the test of time. The interiors are designed to embrace modern living with each home having a spacious open plan kitchen, dining, lounge area which steps out onto a large modern tiled terrace. These fabulous homes boast "stand out" specifications where the highest quality features, fittings and present day technologies combine seamlessly to provide homes that perfectly suit today's modern lifestyles.

If you are looking for a lifestyle which blends a beautiful place to live within a delightful village location and unrivalled ease of access to the surrounding area and beyond, then look no further.

ENTRANCE HALL

Oak stairs lead up to the first floor. Tiled flooring and designer oak doors to the cloakroom and kitchen.



KITCHEN

15'3" x 9'1" approx (4.65m x 2.77m approx)

A custom designed contemporary kitchen with 30mm Quartz worktops and upstands. There is a composite undermounted one and a half sink and integrated double oven, induction hob and extractor, dishwasher, fridge and a freezer. Feature tiled flooring and window to front.





LIVING/DINING

15'10" x 13'9" approx (4.83m x 4.19m approx)

A superb space with large, high quality sliding doors opening out to the rear terrace. Feature tiled flooring and access to a downstairs storage cupboard.



CLOAKS/W.C

With wall hung W.C, wash hand basin and cabinet with mirror over.
Feature tiling to floor and wall.



FIRST FLOOR

LANDING

BEDROOM 1

13'9" x 10'2" approx (4.19m x 3.10m approx)
Window to rear.



EN-SUITE

8'11" x 3'11" approx (2.72m x 1.19m approx)

A stunning suite with wall hung WC, wash hand basin and drawers with mirror over, and a powerful rain shower enclosure. Feature tiling to walls and floor.



BEDROOM 2

11'3" x 7'11" approx (3.43m x 2.41m approx)

Window to front.



BEDROOM 3

7'8" x 7'6" approx (2.34m x 2.29m approx)

Window to front.



BATHROOM

9'2" x 5'3" approx (2.79m x 1.60m approx)

A fabulous bathroom with low level W.C, both with rain shower over and screen, designer wash hand basin and drawers with mirror over. Feature tiling to the floor and wall.



GARDEN VIEW



OUTSIDE

Block set paving provides parking for 2 vehicles to the front. To the rear lies high quality porcelain tiled patio with turfed garden beyond and fencing to the perimeter.

GENERAL SPECIFICATION & FINISHES

The properties are specified to the highest standards and include contemporary kitchens, modern designer bathrooms, high end appliances (Siemens/Bosch/Neff), zone controlled underfloor heating to the ground floor, CAT 6 cabling around the home and high quality aluminium glazed doors opening out to modern tiled terraces.

EXTERNAL FEATURES

- Block paved driveway
- High quality porcelain patio
- Outside tap
- Modern external lighting
- Turfed rear garden
- Vertical double-sided boundary fencing
- Dark Grey uPVC double glazed windows
- Painted aluminium glazed 'Bi-fold' or 'Sliding Doors' to rear

INTERNAL FINISHES

- Designer oak internal doors, frames and architraves
- Modern brushed S/S door furniture and fittings
- Feature solid oak staircase
- Contemporary moulded skirting with white satin finish
- Underfloor heating throughout the ground floor
- Flat skim finish ceilings and walls
- Large format porcelain tiles to rear open plan living area

KITCHEN

- Custom designed contemporary kitchen
- Feature integrated appliance wall
- 30mm Quartz worktops and upstands
- Composite stone undermounted one and a half bowl sink
- Stainless steel mixer tap
- Integrated fridge
- Integrated freezer
- High quality 'Siemens/Bosch' ovens and induction hob
- Integrated Bosch/Neff dishwasher
- Modern stainless steel extractor
- LED lighting to underside of wall cabinets

BATHROOM & EN-SUITES

- Individually designed bathroom
- Rimless wall hung toilets with soft close seat
- Feature bath
- Modern designer chrome bath taps
- Low profile shower trays
- Frameless glass shower screen
- Concealed thermostatically controlled shower valves
- Large rain shower heads
- Feature LED mirrors
- Contemporary wall tiling to bathroom and en-suites

ELECTRICAL

- LED downlights to kitchen, utility, bathrooms and en-suites
- Pre-installed TV aerial
- Low energy lighting throughout
- Integrated smoke alarms
- High speed fibre internet available
- CAT 6 cabling to key locations

PLUMBING & HEATING

- High quality 'Ideal Logic' and 'Worcester Bosch' boiler
- Zone controlled thermostatic underfloor heating
- White enamel panel radiators to all bedrooms
- Chrome heated towel radiators to all bathrooms and en-suites

WARRANTY

- NHBC Buildmark 10 year new build warranty

TENURE

Freehold

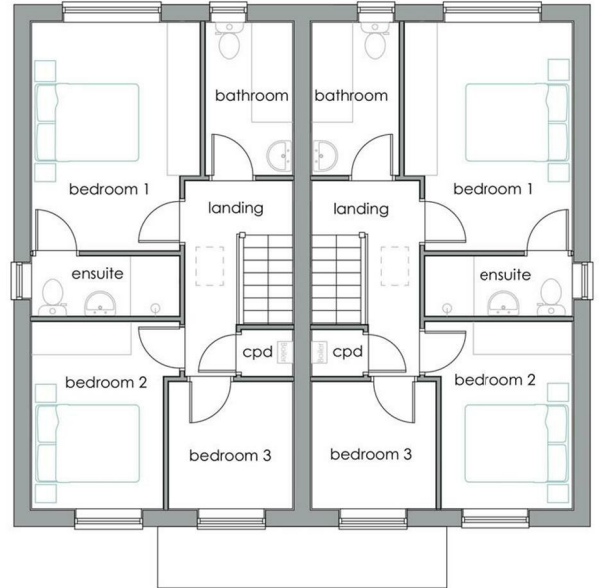
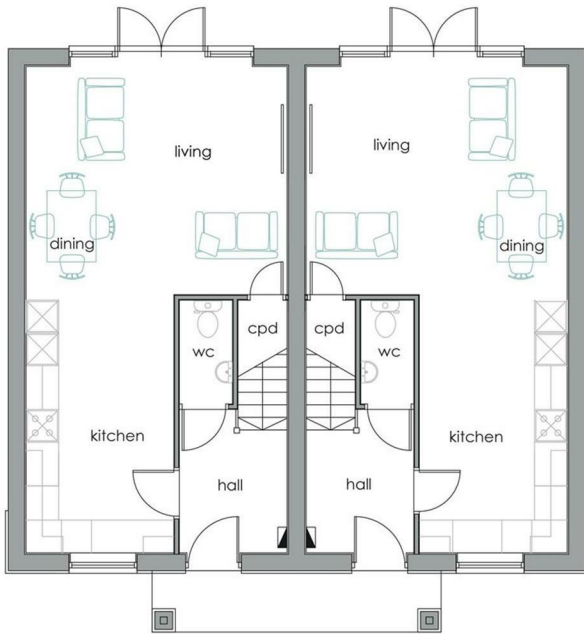
PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

CONDITIONS OF SALE

Whilst every effort is made to ensure the accuracy of these details, the building process is subject to continuous development of new products and processes and the developer reserves the right to change the specification and possibly the price structure without notice, prior to reservation. All sketches and plans contained within this brochure are for illustration and identification purposes only. All measurements given are approximate only. Any intending purchasers must satisfy themselves by inspection or otherwise about the correctness about each statement contained within these particulars. Please clarify any point of particular importance to you and check specification and materials before making an offer. These particulars do not constitute any part of an offer or contract and are subject to the properties not being sold. Details contained herein are correct at the time of print.





The floorplans show both right and left handed versions. Please check for specific plot.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	