

The Sandpiper (Plot 7), Pavilion Gardens, North Cave, East Yorkshire, HU15

 Fabulous New Home

 Detached Dormer Bungalow

 Superb Living Kitchen

 Council Tax Band =

 Great Master Suite

 3 Bedrooms

 Driveway & Garage

 Freehold/EPC =

£529,950

INTRODUCTION

Nestled away in the beautiful East Yorkshire village of North Cave, is this new build property which forms part of an exclusive development of only 10 dwellings, under construction by Villawood Homes. Situated in an established setting next to the cricket and sports field being close to open countryside, this superb property has an attractive façade designed to reflect the exclusivity of the location. Offering charm and character fused with modern living and contemporary fittings of a very high quality, the accommodation is arranged over two floors, as depicted on the attached floorplan. It is complete with gas fired energy efficient heating which is underfloor to the ground floor and radiators upstairs. There is uPVC double glazing and bi fold doors opening out to the garden. Features also include, carpets/floor coverings throughout, professional decoration, block paved driveways, large patio areas and an electric car charging point. If reserved early enough in the process, a purchaser will have the opportunity to chose colours and fittings, and help create a beautiful bespoke home.

LOCATION

This idyllic location enjoys an active community with its own public house, newsagents, post office, village hall, primary school and a wide variety of clubs, events and activities to embrace, including its own Women's Institute, plus cricket, football and indoor bowls for sporting enthusiasts.

You can enjoy a charming village lifestyle whilst being well connected to the surrounding areas. Situated with easy access to the M62 as well as the A63, you can quickly reach the larger cities of Hull, Leeds, York, Sheffield and Doncaster. Nearby Brough train station also runs regular services to these towns and cities, making it an ideal place from which to commute and explore.

From this idyllic setting you can also enjoy the many local attractions on your doorstep such as North Cave Wetlands – a Yorkshire Wildlife Trust nature reserve with walking trails, grazing animals and a variety of wildlife to observe. South Cave Falconry Centre is a great place for families of all ages, offering guided tours of the aviaries, spectacular flying sessions and a small animal petting farm. Just over a mile away, Williams Den is an award-winning adventure centre perfect for little explorers to connect with nature.

When it's time to relax you cannot fail to be impressed by the grandeur of nearby Cave Castle, with its original turrets and historic features making a perfect country retreat where you can indulge in golf, dining, spa treatments or the health club.

Beverley – 11 Miles

Hull – 15 Miles

Humberside Airport – 22 Miles

York – 26 Miles

Doncaster – 31 Miles

Leeds – 46 Miles

THE DEVELOPER

Villawood Homes has a track record of creating some of the best and most individual new homes locally.

THE PROPERTY

The Sandpiper is a fabulous detached dormer style bungalow which provides an extremely spacious and versatile layout. Features include a stunning open plan kitchen/dining/living room to the rear with bi fold doors out to the garden. There is also a separate reception room with bay window to front. The master suite is situated on the ground floor complete with "walk in" wardrobe and en-suite bathroom. There is also a separate cloak/W.C. situated off the hallway and a utility room accessed from the kitchen. Upon the first floor are two large double bedrooms served by a shower room. The property occupies a really good sized plot at the end of the development with a garden to the front and a driveway providing good parking and access to the single garage. The rear garden enjoys a westerly facing aspect.

ROOMS AND DIMENSIONS

Entrance Hall

Cloaks/W.C.

Sitting/Entertainment Room - 5.0m x 3.818m (16'4" x 12'6") approx.

Living Area - 6.570m x 3.555m (21'6" x 11'7") approx.

Dining Area - 3.813m x 3.150m (12'6" x 10'4") approx.

Kitchen - 4.2m x 5.753m (13'9" x 18'10") approx.

Utility - 1.840m x 1.8m (6'0" x 5'10") approx.

Bedroom 1 - 4.793m x 3.812m (15'8" x 12'6") approx.

En-suite Bathroom

"Walk in" Wardrobe

First Floor

Landing

Bedroom 2 - 4.269m x 3.812m (14'0" x 12'6") approx.

Bedroom 3 - 4.793m x 3.861m (15'8" x 12'8") approx.

Shower Room

GENERAL SPECIFICATION

INTERNAL

Each home to have gas fired energy efficient underfloor heating to the ground floor areas, Radiators to first floor with stylish towel radiators to bathroom areas.

Bespoke kitchen by BMS kitchens with a wide range of colours and styling to customer choice to include, Neff appliances, Multifunctional single oven with slide & hide door.

Compact Microwave Oven.

Touch control Induction Hob.

Extractor.

Integrated Fridge Freezer (50/50)

Integrated Fridge Freezer (50/50)

Fully Integrated Dishwasher.

Utility room to have plumbing for automatic washing machine.

Comprehensive range of ceramic tiling to customer choice to be chosen from MKM home.

Main bathroom half tiled to include flooring. Ensuite fully tiled to shower enclosure, half tiled to basin and WC walls including flooring.

Contemporary Glass balustrade to staircase

All carpets included throughout to customer colour choice.

Family bathroom to have white basin WC and Bath, with contemporary bath shower mixer. All shower enclosures to have slimline white shower tray and thermostatic showers either walk in doors or shower screens.

All homes to have prewiring for Digital TV and internet access to include tv points to all principal ground floor rooms and all bedrooms. Chrome sockets and switches to all ground floor living areas with white fitting to first floors.

Security alarm fitted as standard.

Decoration throughout to include choice of emulsion colour to walls and Satin paintwork to internal woodwork.

Car charging electric point to be provided to each home.

EXTERNAL

Windows

High Specification double glazed UPVC frames with locking catches. Decorative colour external, white internal.

Colour coordinated Aluminium Bifold doors.

Garage

Electrically operated garage door fitted as standard.

Driveways to be block paved as standard.

Patio areas to be paved adjacent to bifolding doors to create external entertaining /eating space with contemporary pavers.

Outside tap

External lighting to front doors and patio areas.

Turfing to front and rear gardens.

External double electric socket.

SITE PLAN



TENURE

Freehold

VIEWING

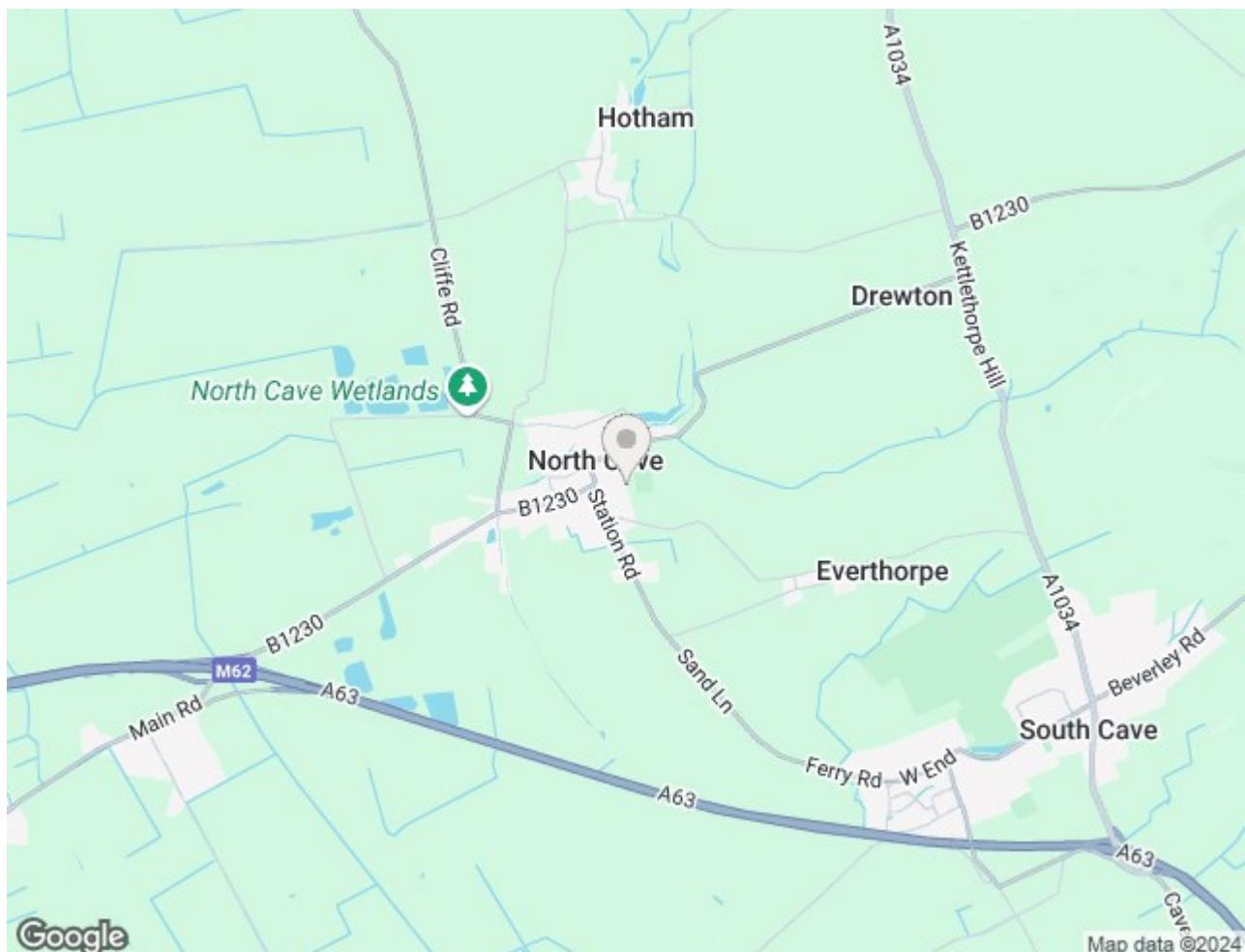
Strictly by appointment through the agent. Brough Office 01482 669982.

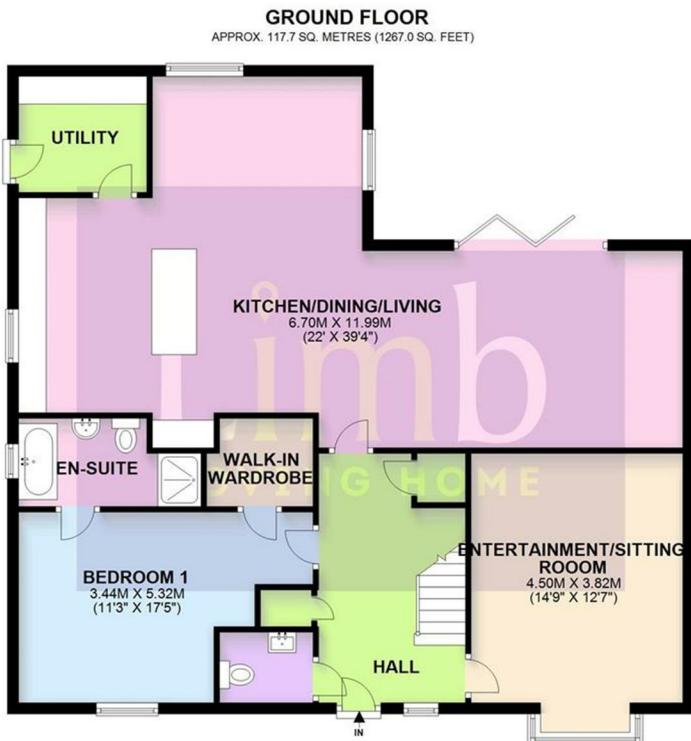
AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

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.





TOTAL AREA: APPROX. 175.7 SQ. METRES (1891.4 SQ. FEET)
PLOT 7

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	