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Limb
MOVING HOME









Plot 23, Poppy Plus, Westacre Meadows, Holme Road, Market Weighton, East

- Poppy "Plus"
- By Foxglove Homes
- Cottage Style Home
- Council Tax Band = TBC
- 3 Bedrooms
- Fabulous Specification
- Quality Fittings
- Freehold/Predicted EPC = A

£230,000

HOMES WITH PERSONALITY

Nestled in the heart of the picturesque East Riding of Yorkshire market town of Market Weighton, Westacre Meadows presents an exclusive collection of beautifully designed homes offering the perfect blend of modern luxury and countryside charm making it an ideal choice for families, professionals and retirees alike.

This carefully curated collection of 24 luxury homes includes two, three and four bedroomed properties. Each home is crafted with meticulous attention to detail featuring high specifications and elegant design elements. From spacious open plan living areas to beautiful landscaped gardens, every aspect of these homes has been thoughtfully designed to enhance your living experience.

Engineered for the future, these new build homes boast a predicted EPC rating of A. They feature solar panels for reduced electricity bills and an EV car charger, offering a truly sustainable and cost-effective lifestyle.

The property styles cater to a variety of needs with options ranging from cottages to expansive family homes and each home is tailored to provide the perfect blend of luxury, innovation, comfort and functionality.

THE POPPY "PLUS" (PLOT 23)

The Poppy "Plus" is a sleek cottage style home, the central and largest property within an attractive row of three, brand new homes, part of this outstanding development. Plot 23 provides a 3 bedroomed layout.

Inspired by country cottage living, The Poppy has a welcoming entrance leading to the cosy living room. To the rear is a contemporary open plan kitchen/day room which, with its stylish bi folding doors, providing access to the rear garden.

Upstairs, there are 3 bedrooms with an en-suite to bed 1 and a stylish bathroom. The property has two designated parking spaces to the front complete with EV charger.

Plot 23 is an inner terraced cottage with its own passageway leading to the rear garden.

ROOMS AND DIMENSIONS

Lounge - 4.5m x 3.3m approx. (14'9" x 10'9" approx.)
Kitchen/Day Room - 4.2m x 3.9m approx. (13'9" x 12'9" approx.)
Bedroom 1 - 3.627m x 3.411m approx. (11'10" x 11'2" approx.)
En-suite
Bedroom 2 - 4.2m x 2.8m approx. (13'9" x 9'2" approx.)
Bedroom 3 - 2.812m x 2.098m approx. (9'2" x 6'10" approx.)
Bathroom - 3.250m x 2.812m approx. (10'7" x 9'2" approx.)

The Poppy "Plus" is approximately 792sq.ft..

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LOCATION



Westacre Meadows enjoys a privileged semi rural setting, providing residents with a tranquillity of the countryside while maintaining easy access to urban conveniences. The historic town of Market Weighton offers a rich array of amenities, including schools, shops, cafes and leisure facilities. Whether you are exploring the scenic countryside or indulging in local culture, this location ensures you are perfectly placed to enjoy the best of both worlds.

Families will appreciate the proximity to highly regarded local schools with both the infant and junior schools rated as "Good" by Ofsted. This ensures that children receive a quality education close to home, adding to the appeal of this exceptional community.

Within 20 minutes is the historic city of York and Hull, a former 'City of Culture'. The picturesque market town of Beverley with its array of shops, eateries, entertainment venues and twice weekly market is just 10 miles away. The stunning Yorkshire coast is also nearby, with Hornsea just a further 10 miles north of Beverley. Convenient transport links include the M62 allow residents to easily access the wider region as well while enjoying the peace and serenity of their more semi rural immediate location. Discover the perfect balance of luxury, comfort and convenience at Westacre Meadows - a place where modern living meets timeless elegance.



ABOUT FOXGLOVE HOMES

As a local award winning house builder, Foxglove Homes pride themselves on providing a diverse range of quality, high specification and energy efficient homes to suit various lifestyles and preferences. They are returning to Market Weighton with this development following the national award winning success of their first project in the town at Cavendish Meadows.

The properties are built with care and precision using premium materials, fixtures and fittings which combined with a personal approach and attention to detail, helps ensure you will find the perfect home for your needs. Whether you're a first time buyer, a growing family, or looking to downsize, the thoughtfully designed, superbly crafted homes provide the ideal backdrop for your life.

GENERAL SPECIFICATION

MODERN CONVENIENCES - The property are built with modern living in mind. From integrated premium kitchen appliances to luxurious bathrooms fitted with high quality fixtures, every detail is designed to enhance comfort and convenience. Open plan layouts and bi folding doors create seamless connections between indoor and outdoor spaces, perfect for entertaining or simply enjoying the tranquillity of your garden.

SUSTAINABLE LIVING - Sustainability is at the heart of Westacre Meadows. Each home is equipped with solar panels and electric car chargers, promoting eco friendly living and reducing your carbon footprint.

PEACE OF MIND - Every property comes complete with a 10 year ICW new homes warranty providing you with peace of mind and assurance in your investment.

INTEGRATED APPLIANCES TO KITCHEN - Unlike many other house builders, Foxglove Homes includes integrated appliances as standard including an upright fridge, freezer, a dishwasher, induction hob and extractor fan, microwave oven, conventional oven. Allium, Poppy and Daisy House Types - A washer/dryer are included making laundry tasks simple and convenient. Homes with a separate utility room are fitted with cupboards, work surfaces and space for plumbing.

CUSTOMISE YOUR KITCHEN - A variety of kitchen styles and colours are available allowing you to personalise your space to match your taste.

PORCELANOSA FEATURES AND FITTINGS - You are invited to enhance the aesthetics and functionality of your home with personalised tile selections from carefully created ranges available from Porcelanosa to ensure your bathrooms reflect your personal style.

EV CHARGING - All homes have external car charging points.

MOVE STRAIGHT IN - Ready to move into, each Foxglove home comes complete with carpets/floor coverings and turfed gardens

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SITE PLAN



EXAMPLE LOUNGE



EXAMPLE LIVING KITCHEN



EXAMPLE BATHROOM



TENURE

Freehold

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.

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band TBC. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

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.

VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.


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Shiptonthorpe
A614
Towthorpe Ln
Goodmanham
A614
York Rd
Market Weighton
Arras Hl
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	