

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



Plot 24, The Sandringham, Cricketers' Walk, North Cave, East Yorkshire,

📍 Spacious Detached

📍 5 Bedrooms

📍 Open Plan Kitchen

📍 Bi-Folding Doors

📍 Two Receptions

📍 Double Garage

📍 Move Assist Available



£499,999

INTRODUCTION

Nestled in the beautiful East Yorkshire village of North Cave, Cricketers' Walk enjoys a privileged setting for 36 high quality homes including 3-bed, 4-bed and 5-bed detached executive houses.

You can choose from seven styles of attractive homes with many benefiting from privileged views across the playing fields and the East Yorkshire Wolds. Designed to reflect the exclusivity of the village setting, Cricketers' Walk features a beautiful combination of brick and render houses to provide traditional charm and character, fused with modern living styles and contemporary interiors.

Homeowners will be impressed with the exceptional living space and luxury fittings throughout, incorporating modern luxuries plus selected plots boast "Juliet" and "Velux" balconies to take advantage of the vista.

THE SANDRINGHAM

The Sandringham is a spacious 5-bedroom detached executive home, featuring an extensive open-plan kitchen, dining and family area across the rear of the property with dual access to the turfed garden through two sets of bi-folding doors.

The separate entertainment room and quiet room sit either side of the impressive central hallway at the front of the house while a utility room and cloakroom make up the rest of the well balanced ground floor.

The first floor boasts a master bedroom with en-suite and wardrobe along with a further four bedrooms one with en-suite, and a separate family bathroom.

The property has detached double garage.

ROOMS AND DIMENSIONS

Rooms and dimensions

Entrance Hall

WC

Entertainment Room – 15'9 x 13'11 approx.

Dining – 16'10 x 11'3 approx.

Kitchen – 10'10 x 12'0 approx.

Family – 12'0 x 10'10 approx.

Quiet Room – 12'8 x 9'5 approx.

Utility Room

Landing

Master Bedroom – 14'2 x 11'6 approx.

En-suite

Bedroom 2 – 15'7 x 11'9 approx.

En-suite

Bedroom 3 – 11'2 x 11'9 approx.

Bedroom 4 – 11'3 x 10'0 approx.

Bedroom 5 – 15'9 x 7'7 approx.

Bathroom

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.

At Cricketers' Walk 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

AWARD-WINNING DUCHY HOMES

Duchy Homes is a multi-award-winning house builder and has been honoured with many prestigious awards year on year in quality, design and safety.

Duchy Homes has been announced as one of the highest rated house builders in the country with a prestigious Home Builder Federation 5-star award for customer satisfaction.

The 5-star status, in addition to the industries consumer code and a 10 year warranty on all new homes, combines to give purchasers genuine confidence in the exclusive new homes they can enjoy from Duchy Homes.

These repeated triumphs mark the ongoing commitment to achieve the highest standards in house building and confirms Duchy's promise to deliver excellence as standard.

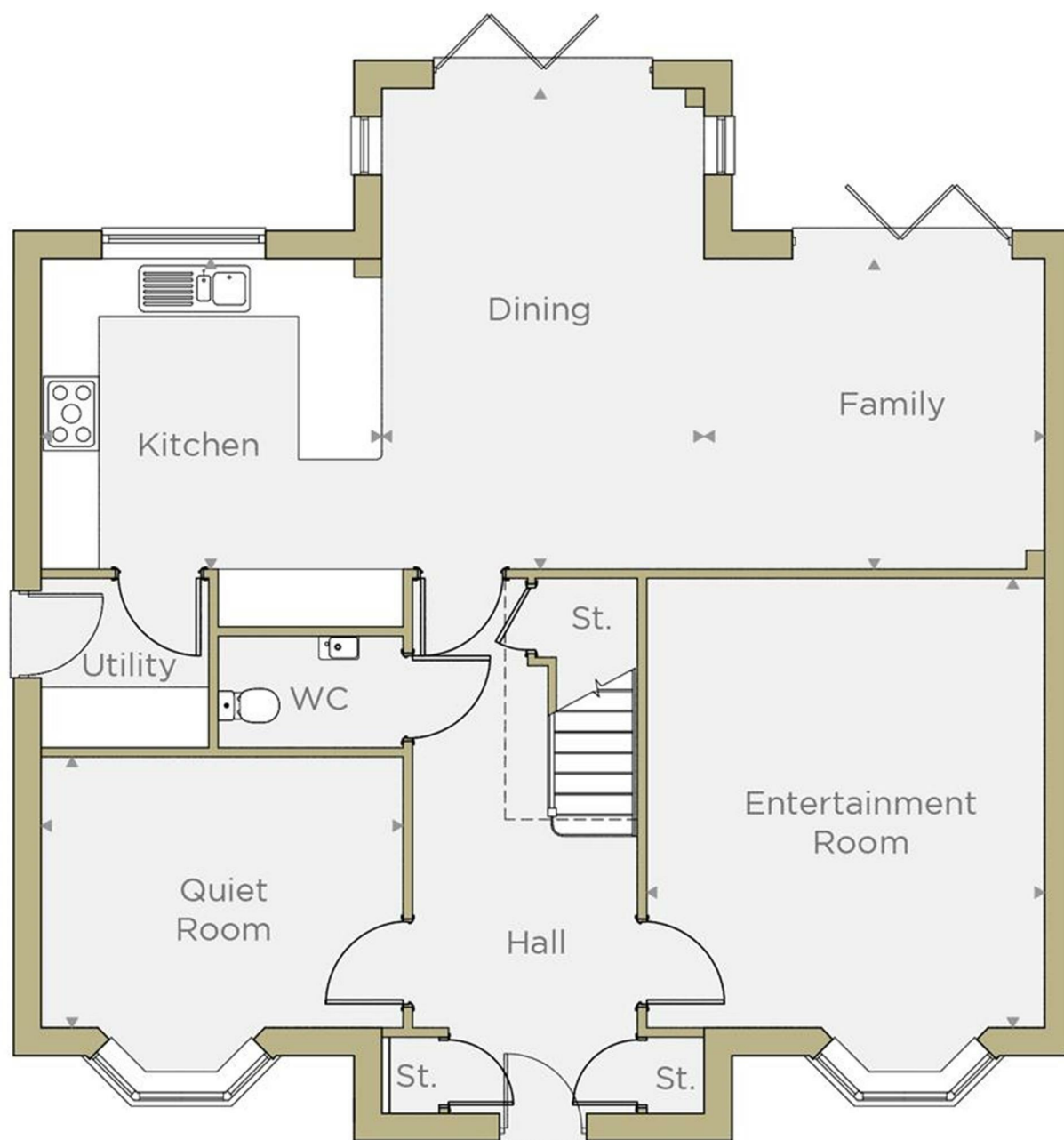
MOVE ASSIST SCHEME

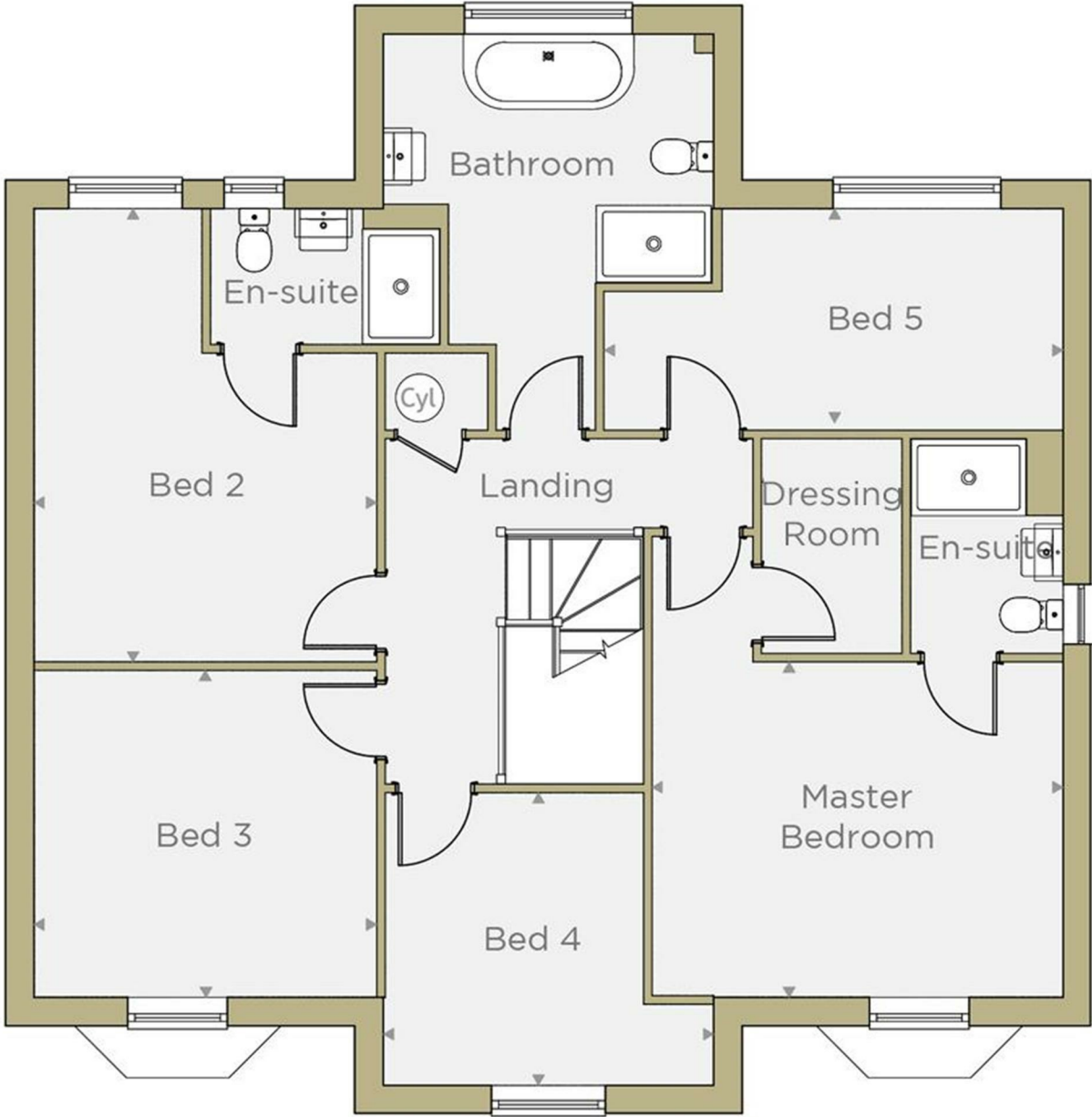
If you have a property to sell let Duchy Homes help you get moving with their proven pro-active assistance scheme - ask now for further details.

WARRANTY


NHBC 10 year "Buildmark" warranty
2 Year customer care from award-winning Duchy Homes







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 (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	