



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **Plot 37 The Redwoods, Beverley, HU17 5NE**

### **£520,000**

Symonds + Greenham are proud to present this stunning four-bedroom new build home by Southwell County Homes, part of their highly anticipated new development. Designed with modern family living in mind and built to the highest standards, these homes combine style, space, and practicality in equal measure.

THE SKEWBALD is a beautifully designed four-bedroom detached home arranged over three floors on a high-quality new development in Leven, offering superb modern living and a south-facing garden backing onto open fields.

The heart of the home is the impressive open plan kitchen, dining and family area with bi-fold doors that flood the space with light and seamlessly connect indoors to the garden — perfect for entertaining and family life.

Alongside a formal lounge, home office, utility room, and three stylish bathrooms, this property also benefits from a double garage, driveway parking and an excellent specification throughout.

Buyers also have the opportunity to personalise their home with flooring choices through East Yorkshire Carpets.

Completion for these properties are available this year. (plots take approx. 8 weeks to fix)

## GROUND FLOOR

Entrance Hallway 13'4" x 6'5" (4.08 x 1.96)

Cloakroom/W.C

Open Plan Kitchen/Dining/Family Room 26'11" x 21'2" (max)  
(8.229 x 6.456 (max))

Utility Room 8'8" x 5'10" (2.646 x 1.80)

Sitting Room 15'2" x 11'0" (4.643 x 3.374)

Study 8'8" x 7'4" (2.646 x 2.236)

## FIRST FLOOR

Landing

Bedroom 1 11'9" x 11'2" (3.6 x 3.426)

Dressing Area 7'8" x 5'10" (2.342 x 1.80)

En-Suite Shower Room 9'1" x 5'10" (2.778 x 1.80)

Bedroom 2 11'3" x 8'9" (3.453 x 2.686)

Bedroom 3 13'8" x 8'9" (4.181 x 2.673)

Family Bathroom 8'5" x 7'0" (2.566 x 2.143)

## SECOND FLOOR

Bedroom 4 18'7" x 15'7" (5.689 x 4.75)

En-Suite Shower Room 15'7" x 7'11" (4.75 x 2.434)

## DOUBLE GARAGE

Driveway to the side with off-road parking spaces leads to  
DOUBLE Garage.

## GARDEN

Plot 37 South Facing rear garden and situated on the edge of  
the development.

## CENTRAL HEATING

The property has the benefit of gas central heating, a hive  
heating system, and ideal cylinder boiler.

## DOUBLE GLAZING

The property has the benefit of double glazing.

## COUNCIL TAX BAND

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

## TENURE

Symonds + Greenham have been informed that this property is  
Freehold

If you require more information on the tenure of this property  
please contact the office on 01482 444200.

## VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to  
arrange a viewing on this property.

Please note: The Redwoods is an active building site with no  
on-site sales centre. All viewings are strictly by prior  
appointment with the selling agents.

## NEW BUILD SPECIFICATION

Please note all specifications are provided as a guide and may  
vary between plots. They do not form part of any contract or  
guarantee. Final confirmed specifications will be issued prior to  
exchange of contracts.

## MEASUREMENTS

All measurements are taken from scaled drawings and may be  
subject to a small margin of error. They should be verified on  
site once built.

**Disclaimer:** These particulars are prepared in good faith as a general guide only and do not form part of any offer or contract. No statements should be relied upon as representations of fact. Prospective purchasers must satisfy themselves by inspection or other means as to the accuracy of the information provided before making an offer.

## DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.



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	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

