



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## Plot 23 The Redwoods, Beverley, HU17 5NE

### £450,000

THE BAY | EXCEPTIONAL FOUR BEDROOM NEW BUILD | HIGH SPECIFICATION | READY 2026 | 8 WEEKS FIX DATES AVAILABLE

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 property offers a beautifully balanced layout, featuring a welcoming entrance hall, a generous lounge, and a contemporary open-plan kitchen/dining space with premium Howdens kitchens (with upgrade options available). A ground floor WC and integral garage with motorised roller door as standard at the ground level.

Upstairs, there are four well-proportioned bedrooms, including a luxurious master with ensuite, alongside a stylish family bathroom. Each home comes with an oak staircase and oak doors with pine treads and risers, Hive heating system, and ideal cylinder boiler, ensuring both comfort and quality.

Externally, the property enjoys a spacious turfed and paved rear garden with either wall or fence boundary, plus a front driveway and integral garage.

Entrance Hall 7'07" x 10'8" (2.157m x 3.310m)  
Snug/Study 12'7" x 11'3" (11.385m x 3.470m)  
Kitchen 11'9" x 9'2" ( 3.640m x 2.812m)  
Day Room 13'2" x 14'9" ( 4.050m x 4.050m)  
Utility Room 6'3" x 7'1" ( 1.950m x 2.188m)  
Shower Room 6'3" x 5'4" (1.950m x 1.667)  
Bedroom 1 10'7" x 14'8" (3.262m x 4.532m)  
En-suite Bathroom 10'7" x 4'4" ( 3.262m x 1.350)  
Bedroom 2 11'9" x 9'0" ( 3.650m x 2.755m)  
Bedroom 3 11'9" x 9'0" (3.650m x 2.755m)  
Bedroom 4 12'7" x 11'3" (3.900m x 3.470m)  
Family Bathroom 9'1" x 6'0" (2.792m x 1.850m)  
Garage 10'1 x 19'0" (3.085m x 5.800m)

### 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.

### 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.

### 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

### VIEWINGS

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

### 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.

### VIEWING

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.





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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(02 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	

