



**Plot 2, The Nurseries, Driffield Road
Kilham, Driffield, Yorkshire YO25 4SP**
Price £300,000



ATTRACTIVE THREE BEDROOM DETACHED HOME - EARLY BIRD RESERVATIONS NOW BEING TAKEN

'The Maple' is an attractive three bedroom detached property complete with garage and parking. Plot 2 of this exciting new development, 'The Nurseries' is located within the picturesque village of Kilham just 6 miles from the market town of Driffield. Being developed by Akkeri Homes, this property offers spacious and naturally light accommodation over two floors and will be completed to a high specification throughout. Charming and traditional in design the Maple will comprise entrance hall, cloakroom/w/c, formal lounge and separate dining with garden views, choice of fitted kitchen with quality integral appliances and separate utility all to the ground floor with three double bedrooms, en-suite shower room and family bathroom to the first. Externally the property benefits from single garage and parking and an impressive enclosed garden to the rear. Located on the edge of this sought after village with a variety of amenities to hand plus countryside walks on the doorstep and the East Yorkshire coast only a few miles away. Demand is sure to be high, EARLY RESERVATIONS being taken today!



Plot 2, The Maple

About Kilham

The picturesque village of Kilham is located around six miles from the market town of Drifffield, with Beverley and its many attractions just a 30-minute drive away. The village boasts a highly rated Church of England primary school, a Grade 1 listed parish church that dates back to Norman times, and a range of amenities that include a pub offering traditional ales and a welcoming environment. A perfect location for those seeking a tranquil home environment alongside a genuine sense of community, The Nurseries combines the very best of rural living with easy access to the rest of the county.

Ground Floor

Entrance Hallway

Cloakroom/W/C 5'5" x 2'8" (1.67m x 0.83m)

Living Room 17'3" x 12'11" (5.27m x 3.96m)

Dining Room 11'3" x 9'3" (3.43m x 2.82m)

Kitchen 18'8" x 7'7" (5.69m x 2.33m)

Utility Room 7'6" x 5'11" (2.30m x 1.81m)

First Floor

Landing

Bedroom 1

14'2" (max) x 14'7" (max) (4.33m (max) x 4.46m (max))

En-Suite Shower Room

6'5" x 5'10" (1.98m x 1.79m)

Bedroom 2

14'2" x 9'8" (4.33m x 2.95m)

Bedroom 3

10'3" x 11'7" (3.13m x 3.55m)

Family Bathroom

10'2" x 9'4" (3.11m x 2.85m)

Integral Garage

16'4" x 8'8" (4.99m x 2.65m)

General Specification:

The Maple will be finished to a high standard with the kitchen providing double oven and grill, one and half bowl sink unit complete with mixer tap over plus integrated fridge/freezer and dishwasher with plumbing and space for further free standing appliances.

Bathroom and En-Suite will both offer stylish three piece suites comprising bath to main family bathroom and fully tiled shower to En-suite, both will have attractive vanity style wash basins and low flush w/c.

Floor coverings will be included with a water resistant laminate to kitchen, utility and wet areas plus carpets to the remaining floor area.

Television and telephone points to principal bedroom and lounge.

Turf to Garden

Power and Lighting to Garage.

Tenure:

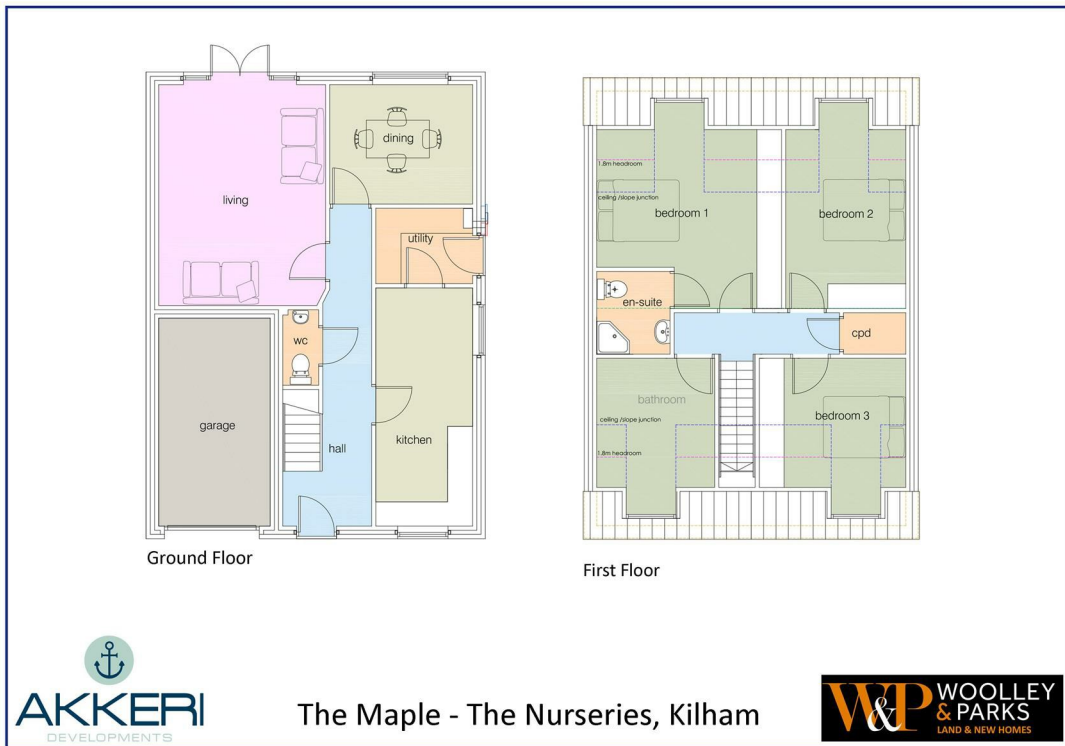
Freehold

New Build Specification:

Please note that proposed specifications are for guidance only and may vary from plot to plot. They do not constitute any contract or guaranteed level of specification. Final specifications for "as built" purposes will be confirmed prior to exchange of legal contracts.

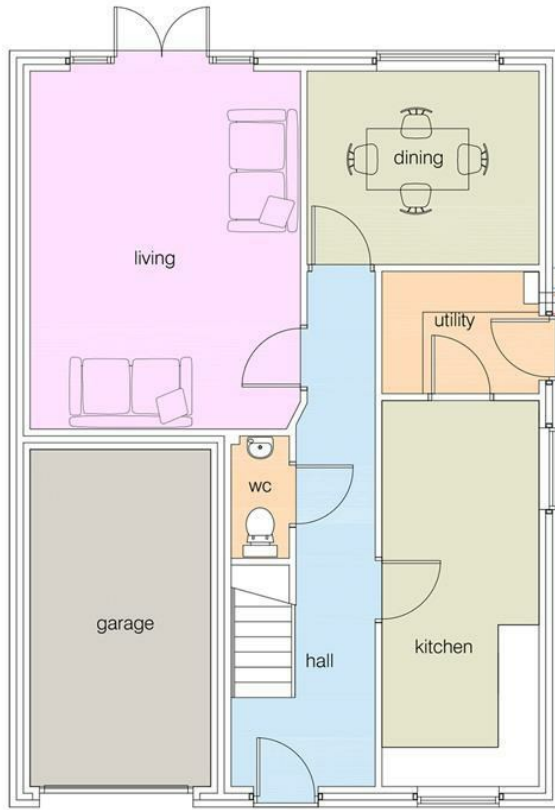
Measurements:

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

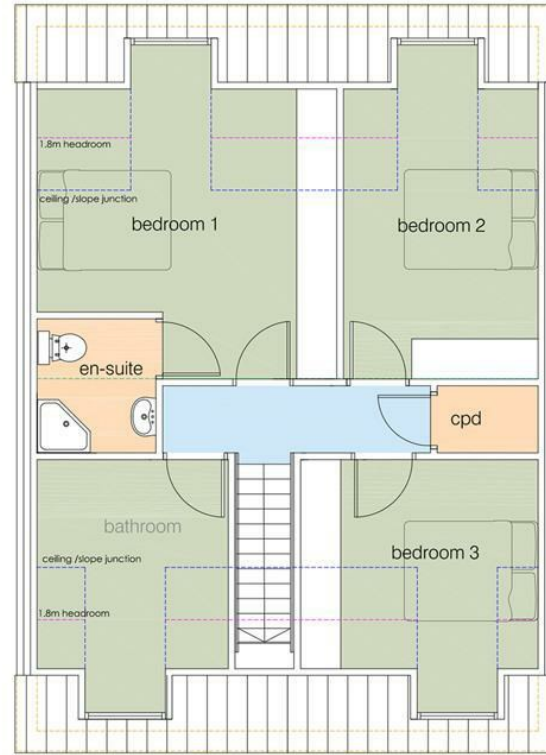


- A  The Beech
- B  The Birch
- C  The Cedar
- D  The Pine
- E  The Maple
- F  The Ash
- G  The Oak
- H  The Willow





Ground Floor



First Floor



The Maple - The Nurseries, Kilham



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--------------------------|------|--|------|
| Rating | Band | Rating | Band |
| 92-100 | A | 10-15 | A |
| 81-91 | B | 16-20 | B |
| 69-80 | C | 21-25 | C |
| 55-68 | D | 26-30 | D |
| 40-54 | E | 31-35 | E |
| 21-39 | F | 36-40 | F |
| 1-20 | G | 41-45 | G |

Energy Efficiency: 100% energy efficient - lower running costs. Not energy efficient - higher running costs.
 Environmental Impact: 10% most energy efficient - lower CO₂ emissions. Not energy efficient - higher CO₂ emissions.