



The Walnut

by GP Atkin Homes Ltd

5 Bedroom Detached Executive House

■ **Ulllyotts** ■
EST 1891

01377 253456

G.P.
HOMES

ATKIN
LTD



 5  3  3  Garage, Double  Gas Central Heating

'The Walnut' is an executive style home which forms part of the superb range of property styles available through local developers GP Atkin homes Ltd.

This is an exceptionally spacious home with accommodation of around 2369 square feet, boasting, delightful "through" lounge with bay window to the front, separate dining room and contemporary Open Plan family room with kitchen and French doors leading out onto the rear garden. The ground floor accommodation is rounded off by a utility room and cloakroom.

On the first floor is a superb master bedroom suite which comprises exceptionally spacious bedroom, dressing area, and en-suite. The guest bedroom also has an en-suite and there are two further double bedrooms, plus single bedroom (or office) and house bathroom.

Vehicle parking is plentiful with an extensive block paved forecourt, providing parking for multiple vehicles and there is also an integrated single garage.

As always, the properties are completed to an exceptional standard with the buyers often given an opportunity to customise the final property to their own liking and specification, subject to build stage.

For over 60 years the Atkin family have been building quality homes in East Yorkshire, using unrivalled skills of local craftsmen to create houses which are the hallmark of distinction.

All materials used in construction are sensitively chosen not only for their strength, durability and insulating properties but for their quality and appearance. All properties are built to advanced specifications providing modern, spacious and luxurious living, which is seldom matched in today's new home market, while thermal efficiency makes them comfortable to live in, economical to run and enjoy the confidence of a NHBC 10 Year Build mark Warranty. Building luxury homes, for today. GP Atkin is committed to maintaining a friendly and efficient customer service. Our customer support staff are on hand to provide guidance and expert advice before, during and after the sales process.



Accommodation

RECEPTION HALL

10' 2" x 12' 1" (3.12m x 3.7m)

With attractive staircase leading off. Built-in storage cupboard.

CLOAKROOM/WC

With fitted suite and finish from the builders range. Built-in storage cupboard.

THROUGH LOUNGE

23' 7" x 13' 1" (7.2m x 4m)

A super room with bare window to the front and secondary window to the rear overlooking the garden. Accessed via the entrance hall through double interior doors.

DINING ROOM

12' 1" x 13' 1" (3.7m x 4m)

With rear facing window.

FAMILY ROOM/KITCHEN

23' 7" x 10' 5" (7.2m x 3.2m)

UTILITY ROOM

11' 10" x 5' 6" (3.61m x 1.7m)

Fitted with a choice from the builders range.

FIRST FLOOR

MASTER BEDROOM

17' 0" x 15' 1" (5.2m x 4.6m)

A superb master suite, including bedroom area, walk in wardrobe area and access into a dedicated ensuite.

EN-SUITE

With fitted suite and finish from the builders range.

GUEST BEDROOM

13' 1" x 12' 9" (4m x 3.9m)

EN SUITE

BEDROOM 3

12' 1" x 13' 1" (3.7m x 4m)

BEDROOM 4

13' 1" x 10' 5" (4m x 3.2m)

BEDROOM 5

13' 1" x 6' 10" (4m x 2.1m)

BATHROOM

With fitted suite and finish from the builders range.



DOUBLE GARAGE

17' 0" x 16' 4" (5.2m x 5m)
 With electric power and lighting connected. Personal door leading to the exterior and rear window.

SPECIFICATION

KITCHEN

Buyers have a choice of quality fitted kitchen from the builders range. There is also a choice of worktop finish, again, from the builders range.

Integrated appliances:

- Gas or electric 4 ring hob with stainless steel extractor hood.
- Single electric fan oven.
- Fridge/Freezer.
- Dishwasher.
- LED under pelmet lighting.

BATHROOM & EN-SUITES

Contemporary white suite comprising bath with chrome water saving mixer taps - shower with glass screen, dual flush push button WC and pedestal was hand basin with chrome mixer taps. Electric wiring point for mirror/shaver.
 'Chrome' ladder towel rail.



TILING

Tiled in part to full height and in part to half height from the builders range. Splashback tiling from the same range.

INTERNAL DOORS AND SKIRTINGS

5 panel solid core oak veneer finished door to the ground floor.

5 panel soft wood doors to the first floor.

Polished chrome door furniture.

Moulded skirtings and architraves (120mm & 70mm, Taurus range, respectively).

DECORATION AND FINISH

Skirtings and architraves finished in a choice of white satin or gloss.

Walls and ceilings finished in white and magnolia matt emulsion.

OUTSIDE

- Turfing to front and rear gardens.
- Paving to pathways and patio areas.
- Block paved drives.
- Outside water tap.
- Security dusk til dawn sensor lighting both front and rear

doors.
Composite security doors.
1.80m high close boarded timber fencing to rear garden.

CENTRAL HEATING

The property benefits from a gas fired central heating to radiators. This is a 'zoned' system. The energy saving boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing throughout with built in trickle ventilation.

FLOORING

Ground Floor Flooring

Buyers have a choice from the builders range of flooring including SPC wood grain effect flooring or carpets.

Bathroom and en suites

Finished with a choice of tiles from the builders range.

ELECTRICAL

There will be a generous allocation of double sockets throughout the property plus wired in cooker. An electric point will be available in the bathroom for the provision of a shaver point, if required.
Integrated smoke, heat and carbon monoxide detection systems.

Low energy light fittings, LED downlights to kitchen and bathroom.

LED undercounter lighting.

Pre-wired telephone point(s).

Openreach ultra fast fibre broadband connection and telephone point.

Media and TV - Cat 5 box with media and TV points in lounge, kitchen and all bedrooms. TV aerial with booster in roof space.

Security alarm.

UPGRADES

GP Atkin Homes Ltd strive to create outstanding homes offering excellent value for money together with a high specification finish, but, their main aim is to ensure that on 'move in' day, you get the house and bespoke finish you desire.

Therefore, the final finish is not limited to the standard specification and changes can be made, subject to potential additional cost or indeed, stage of construction.

Buyers can work with the developer to create their ideal home.

TENURE

The property is freehold and offered with vacant possession upon legal completion.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band (to be assessed).

SERVICES

All mains services connected.

NHBC WARRANTY

The property will be covered under the NHBC Warranty Scheme for a period of 10 years.

WHAT'S YOURS WORTH?

As local specialists with over 100 years experience in property, why would you trust any other agent with the sale of your most valued asset?

WE WILL NEVER BE BEATEN ON FEES* - CALL US NOW

*by any local agent offering the same level of service.

VIEWING

On site during normal working hours, strictly by appointment. Contact us on (01377) 253456 or sales@ullyotts.co.uk. There will be a site office available and the developers have asked that Health and Safety legislation is adhered to.

NOTE

All measurements are provided for guidance only.
None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.

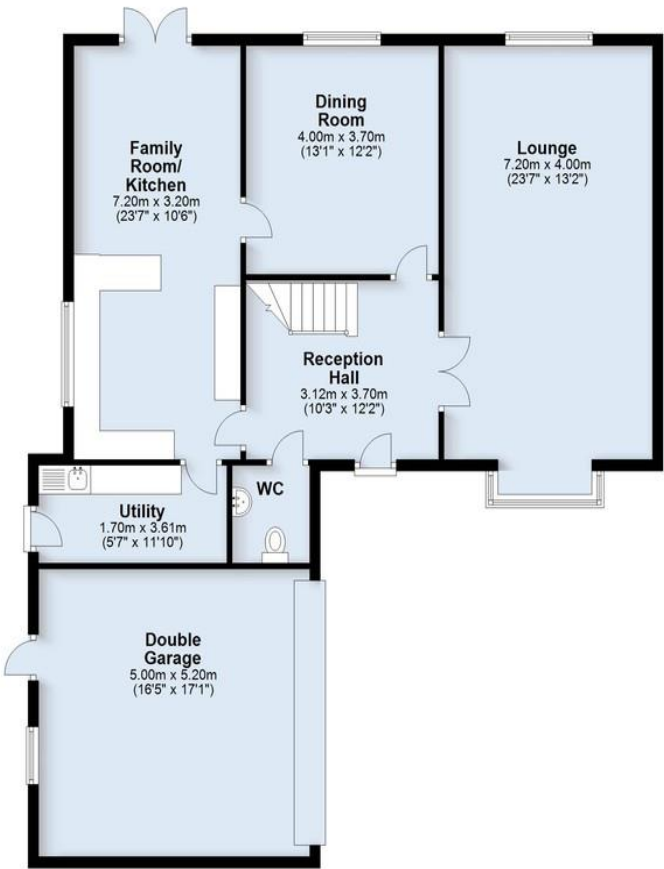
Specification is subject to change at the builders discretion without notice.

Floor plans and any photographs are for illustrative purposes only.

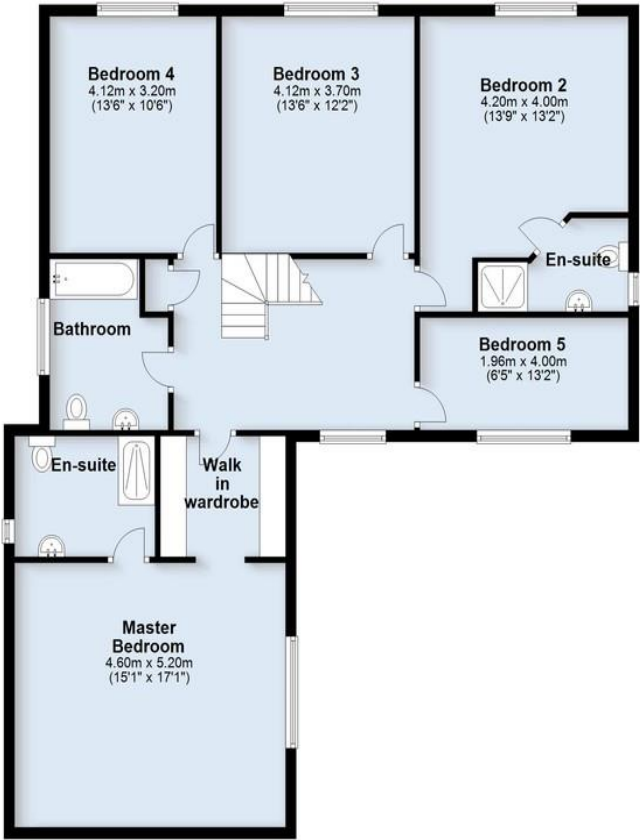
Regulated by RICS

The stated floor area
is approximately 2,369 sq ft

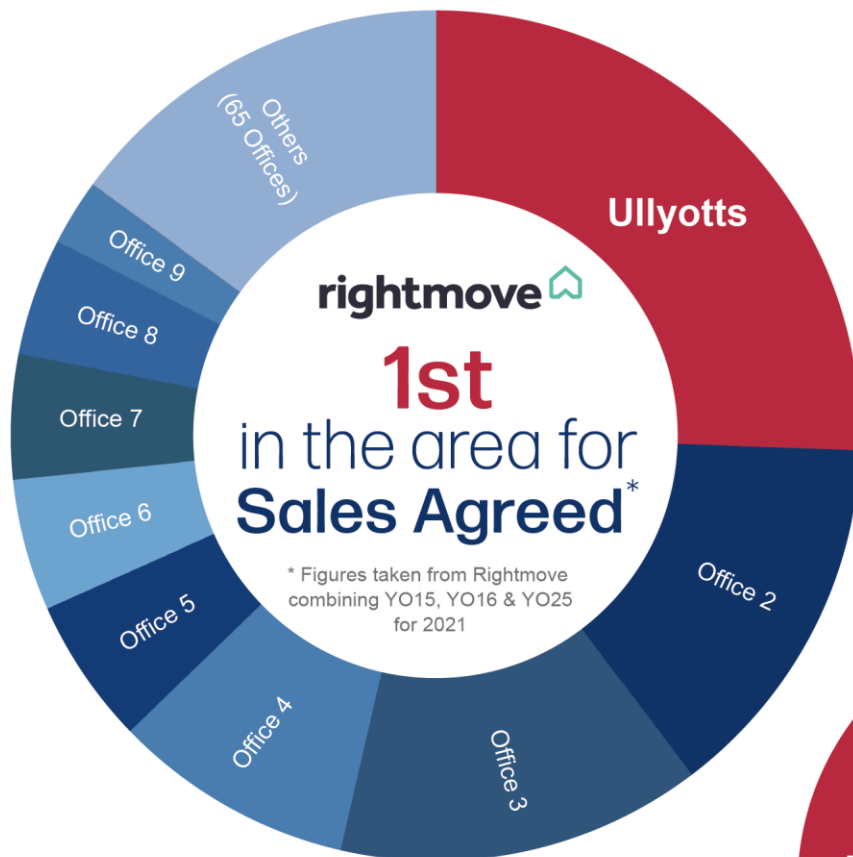
Ground Floor



First Floor



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beaten on fees!**

- ✓ **Knowledge & Experience**
Established in 1891, Ulllyotts know the local market.
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- ✓ **Professional Accreditations**
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

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