



## The Rowan by G P Atkin Homes Ltd

4 Bedroom Detached House

■ **Ulllyotts** ■  
EST 1891

01377 253456

**G.P.**  
HOMES

**ATKIN**  
LTD



 4    2    3    Garage & Off Road Parking    Gas Central Heating

## The Rowan by G P Atkin Homes Limited

An impressive family orientated home arranged over two floors and built by G P Atkin Homes Limited having a proven track record of using craftsmen to build quality homes overseen by personal attention at every stage of construction. 'The Rowan' has a versatile design and has proved to be popular with families and couples simply wanting the space on offer.

The double-glazed gas centrally heated accommodation is ready to move into complete with floor coverings, choice of fitted kitchens, from the builders range, with white goods including cooker, hob, fridge/freezer, dishwasher and washing machine. Bathroom suite, choice from the builders range, and ample wall tiling. Outside turfed gardens, paved patio, dusk to dawn lighting and parking for vehicles. Garage included.

### DRIFFIELD

Driffield is known as the Capital of the Wolds originally brought to prominence by the canal, which was opened to barges in 1772. Handily placed for country and coast, Driffield's Annual Agricultural Show is reputedly the largest one-day show in the country. A street market is held each Thursday.

With very active Cricket and Rugby Clubs, there are many sporting and recreational opportunities in this attractive market town including fully equipped Leisure Centre, bowling green, lawn tennis club, scooter, skateboard and BMX centre.





## Accommodation

### ENTRANCE HALL

With attractive staircase leading off.

### LOUNGE

20' 0" x 13' 1" (6.1m x 4.0m)

With rear facing patio doors onto the rear garden.

### KITCHEN/DINING/SITTING ROOM

34' 9" x 13' 9" (10.6m x 4.2 [overall]m)

A delightful through room with fully fitted kitchen including appliances with a choice from the builders range. Double doors leading out onto the rear garden.

### UTILITY ROOM

13' 1" x 6' 10" (4.0m x 2.1m)

Fitted with a choice of units from the builders range.

### CLOAKROOM/WC

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

### MASTER BEDROOM

13' 1" x 9' 10" (4.0m x 3.0m)

### EN-SUITE

With fitted suite and finish from the builders range.

### FIRST FLOOR

#### BEDROOM 2

13' 1" x 10' 2" (4.0m x 3.1m)

With dressing area (2.6m x 2.0m) and en-suite.

#### EN-SUITE

With fitted suite and finish from the builders range.

#### BEDROOM 3

16' 0" x 9' 6" (4.9m x 2.9m)

#### BEDROOM 4

10' 9" x 7' 6" (3.3m x 2.3m)

#### BATHROOM

With fitted suite and finish from the builders range.

### SPECIFICATION

#### KITCHEN

Buyers have a choice of quality fitted kitchen from Yorkshire based Chippendale Kitchens which form 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 extractor over.
- Single electric oven.
- Fridge/Freezer.
- Dishwasher.
- LED under pelmet lighting.

BATHROOM & EN-SUITES

- Fitted from the Instinct nuance range of contemporary white sanitary ware suites.
- Water saving mixer taps.
- Thermostatically controlled showers.
- 'Chrome' ladder towel rail.

TILING

Buyers have a choice of tiling finish from the builders range, being 600mm above the work units. 300mm above the sink in the kitchen and cloakroom.

Bathrooms will be half tiled with full tiling around showers.

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.

Cove moulding ground floor rooms.

Walls and ceilings finished in white and magnolia matt emulsion.

OUTSIDE

- Turfing to front and rear gardens.
- Buff paving to pathways and patio areas.
- Block paved and tarmacadam drive.
- Outside water tap.
- Security dusk til dawn sensor lighting both front and rear doors

White uPVC argon filled double glazed patio 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 on a 'zoned' system. The energy saving boiler also provides domestic hot water.

## FLOORING

Ground Floor Flooring

Buyers have a choice from the builders range of flooring including quality laminate finish and carpets.

Bathroom and en-suites

Finished with a choice 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).

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

G P Atkin Homes Limited 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.

## GARAGE

Garages will feature electric power and lighting.

## DOUBLE GLAZING

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

## 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.

## HELP TO BUY

The developers are registered with the Government backed Help to Buy Scheme and further details are available upon request.

## 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.

## 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 are for illustrative purposes only.

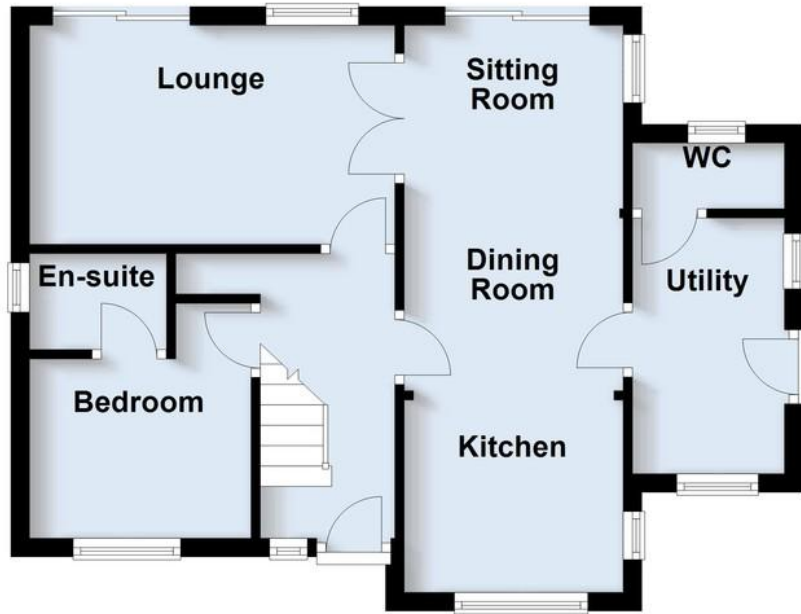
## VIEWING

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.

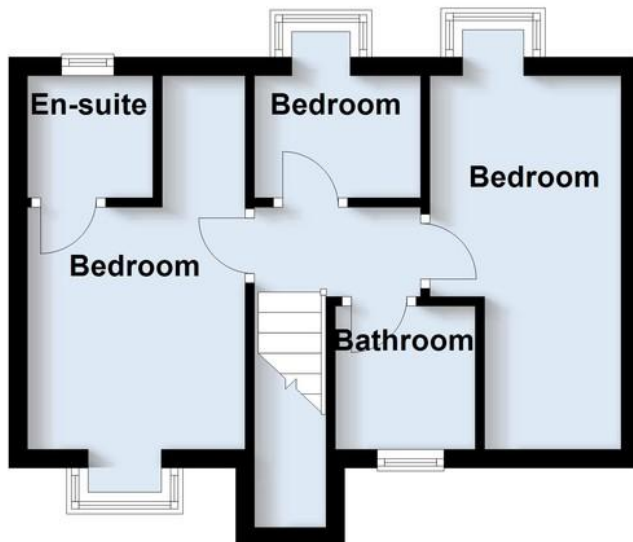
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 175 sq m

### Ground Floor



### First Floor





# Why Choose Ulllyotts?



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**We will never be  
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- ✓ **Knowledge & Experience**  
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# ■ Ulllyotts ■

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