



The Cedar

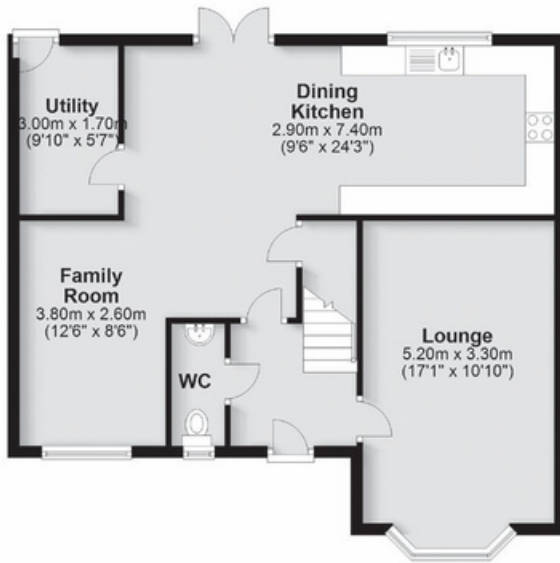
🏠 1501 sq ft 🛏️ 4 🚿 2

The Cedar is a wonderful four-bedroom family home, designed for comfortable living.

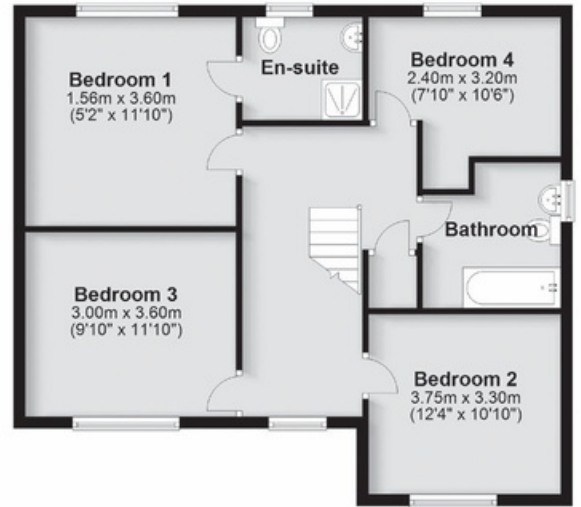
On the ground floor, you're welcomed into an entrance hall that leads to a spacious kitchen and dining room, which flows directly into the family room, creating an open and inviting space. Patio doors open onto the garden, offering a seamless connection to outdoor living. The utility room, conveniently situated just off the kitchen, adds practicality to the layout. A separate lounge provides a peaceful space to unwind, while a WC completes the ground floor.

Upstairs, you'll find four generous bedrooms, with the master bedroom benefiting from an ensuite bathroom. A family bathroom serves the other three bedrooms.





Ground Floor
Approx. 761.7 sq feet



First Floor
Approx. 702.2 sq feet

Included as standard

- Choice of quality fitted kitchen
- Integrated appliances
- Solid Oak doors on ground floor
- All floor coverings and carpets
- Landscaped gardens
- Fully fenced
- Outside water tap
- Energy efficient, zoned central heating
- Tiling of bathrooms
- 10 year NHBC Warranty
- Ultra-fast fiber broadband
- Security alarm
- Contemporary bath suite
- Paving for patio area
- Block paved drive
- Garage
- Solar PV



Visit our showhome

Dawnay Park Show Home
1 Dale Gate, Driffield YO25 5LN

Get in touch today by calling 01377 253456 or email
sales@ullyotts.co.uk to book an appointment.

Some items shown may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.