



# The Birch

🏠 1450 sq ft 🛏 4 🚿 2

The Birch is a fantastic four-bedroom detached property, offering spacious living throughout.

On the ground floor, you'll find a large open-plan kitchen, living, and dining area, perfect for family gatherings and entertaining. Patio doors lead directly onto the patio and garden, creating a bright and airy space. The utility room is conveniently located next to the kitchen for ease of use. A generously-sized separate lounge provides a peaceful retreat, and a convenient WC completes the ground floor layout.

Upstairs, a large landing area leads to the master bedroom, which is complemented by three additional double bedrooms. The family bathroom is located off the landing, serving the other bedrooms.

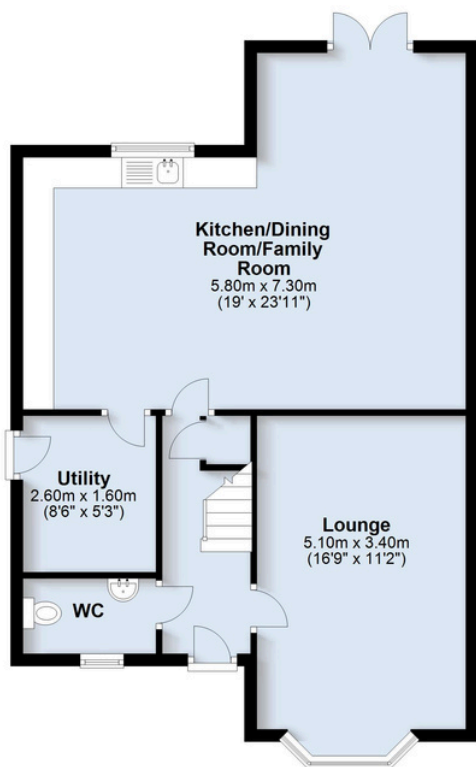






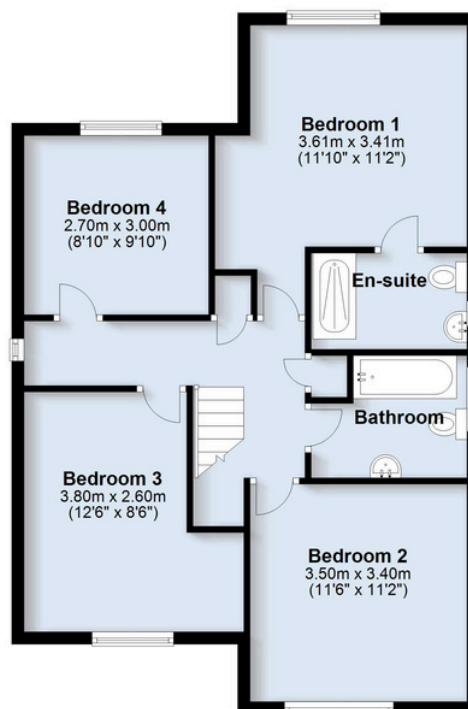
### Ground Floor

Approx. 67.6 sq. metres (727.4 sq. feet)



### First Floor

Approx. 66.6 sq. metres (717.3 sq. feet)



### Included as standard

- Solar PV
- Choice of quality fitted kitchen
- Integrated appliances
- All floor coverings and carpets
- Landscaped gardens
- Energy efficient
- 10 year NHBC warranty
- Ultra fast broadband
- Contemporary bath suite
- Security Alarm
- choice of tiling in bathrooms
- Fully fenced
- Block paved drive
- Solid oak doors to ground floor



### 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.