

PLOT 1

The Paddocks Westgate, North Cave

EAST YORKSHIRE, HU15 2NG



- STUNNING NEW BUILD
- BY CHURCH GATE HOMES
- SUPERLATIVE SPECIFICATION
- EPC RATING B
- 4 DOUBLE BEDROOMS
- GENEROUS GARDENS
- CARPORT
- FREEHOLD

£499,950

CHURCH GATE  HOMES

Matthew
Limb
MOVING HOME



Introduction

Under construction by Church Gate Homes is this superlative modern detached property being built with a range of beautiful materials complimenting the vernacular of the area, which is combined with stunning design and the luxuries of modern living. The Paddocks is an exclusive new development of only 3 properties attractively nestled behind Westgate, enjoying a semi rural environment with views across paddock land and fields. This idyllic location lies close to the village centre of North Cave, a sought after village with a real sense of community, being situated at the foot of the Yorkshire Wolds and within approx. 1 mile of junction 38 of the A63/M62 motorway network. Church Gate Homes build outstanding properties to an exacting specification and this superb home has a carefully considered layout including a double height entrance hall with galleried landing above, lounge, study and a fabulous kitchen/dining/day area with doors opening out to the gardens. There is also a utility room and downstairs W.C. Upon the first floor are 4 double bedrooms, 2 being en-suite with the master also having the benefit of a dressing room. There is also a separate family bathroom. Outside, generous gardens enjoy a south facing aspect and to the side of the property is a carport.

The specification includes many high end fittings and beautiful materials. These include:

- High quality materials
- Underfloor heating downstairs (gas fired)
- Double glazed windows
- Fitted kitchen with appliances
- Contemporary sanitary ware
- New build warranty

If reserved at an early stage, a purchaser has the opportunity to collaborate with the developer and create a bespoke home!

Church Gate Homes

Church Gate Homes is a luxury home developer who have been designing and building some of the finest contemporary, traditional and avant garde homes in the region. A Church Gate home is conveyed with a 10 year structural warranty.

Location

The Paddocks is an exclusive new development of only 3 detached properties, attractively nestled behind Westgate, thus enjoying a semi rural environment, yet being within striking distance of the centre of the village. North Cave is characterised by a variety of period properties and homes of distinction. Located at the foot of the Yorkshire Wolds, North Cave retains a real village feel with a sense of community. The village has its own pre school and primary school and currently falls within the catchment area for the highly regarded South Hunsley school at Melton for which there is a bus service. It also retains a local shop, post office, pub and the Village Trust Recreational Sports Centre, canoe, sub aqua and indoor bowls club plus the well renowned William's Den, ideal for a family day out, all helping to make North Cave a friendly place to live. For the wildlife enthusiast, North Cave Wetlands is a Yorkshire Wildlife Trust reserve and home to an array of birds of regional importance. Minutes from local shops and beautiful countryside, this is an ideal location for walking, riding, cycling and exploring picturesque villages. Also ideally situated for the commuter with junction 38 of the A63/M62 motorway network located approximately 1 mile to the south and within easy reach of a mainline railway station in the nearby village of Brough providing an intercity connections including to London's Kings Cross.

Rooms and Dimentions

Entrance Hall

Cloak/W.C.

Lounge 6.4m x 3.8m 20'11" x 12'5"

Kitchen/Dining/Day 6.4m x 5.025m 20'11" x 16'5"

Utility 3.375m x 1.8m 11'0" x 5'10"

First Floor

Landing

Bedroom 1 3.6m x 3.338m 11'9" x 10'11"

En-suite 2.125m x 1.801m 7'3" x 5'10"

Bedroom 2 3.8m x 3.134m 12'5" x 10'3"

Bedroom 3 3.8m x 3.166m 12'5" x 10'4"

Bedroom 4 3.6m x 2.962m 11'9" x 9'8"

Overall internal square
footage of approximately
1,700sq. feet.

Availability

Plot 1 - 4 Bed Detached - £499,950

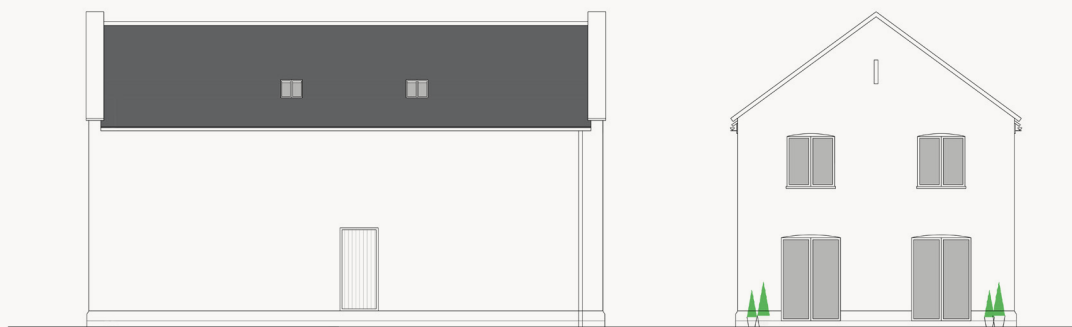
Plot 2 - 4 Bed Detached - SOLD

Plot 3 - 4 Bed Detached - SOLD

Front Elevation



Rear Elevation



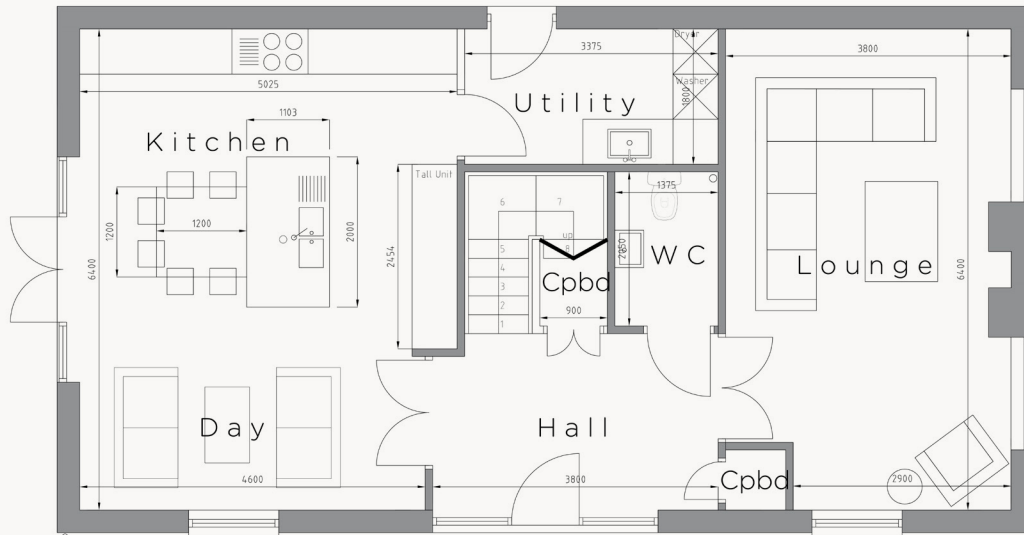
Site Plan



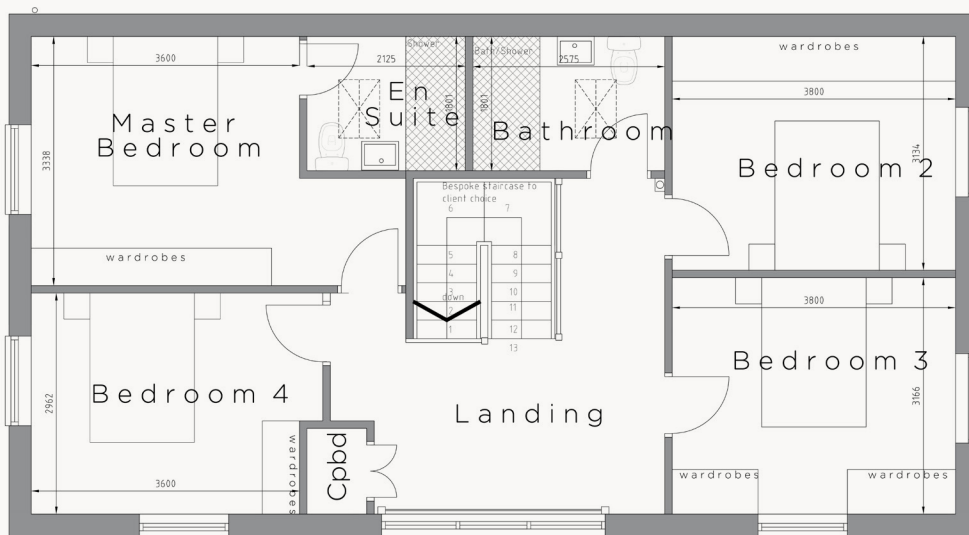
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- Plot 1 - 4 Bed Detached - £499,950
- Plot 2 - 4 Bed Detached - SOLD
- Plot 3 - 4 Bed Detached - SOLD

Proposed Ground Floor



Proposed First Floor



Tenure

Freehold

Viewing

Strictly by appointment through the agent.
Brough Office 01482 669982.

Agents Notes

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

Valuation Service

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.

Energy Performance Certificate Prediction

