

Copperfields

Malton

A collection of 2, 3 & 4 bedroom homes in Malton,
North Yorkshire, the popular gateway to the Wolds



Copperfields is a collection of traditionally inspired family homes ideally situated in the popular market town of Malton. This is an opportunity to experience the perfect blend of traditional architectural styling with the benefits of a brand new home.

The development will mix the modern with the traditional in terms of house designs and the overall feel of the site will appeal to everyone from first time buyers and young professionals as well as to growing families.

Nestled on the edge of the North Yorkshire Moors, in some of the area's most beautiful countryside, is the rural market town of Malton.

Prosperous and thriving, Malton is perfectly situated between the cultural city of York and the popular seaside town of Scarborough. Well placed with its many amenities, school, cafés and shops, the town is an ideal location for commuters wanting that feel of country living, with the Howardian Hills to the west, while being close to surrounding major centres.

Built around its famous local produce, and monthly food market, Malton is making a name for itself as a food town, as well as a growing artisan community of products made locally.

As a gateway to the Wolds, Malton is a popular choice with walkers and tourists.

With its own bus station and railway station, plus an excellent surrounding road network, Malton is conveniently placed for those who want to travel a little further afield.

Copperfields

Malton, North Yorkshire YO17 7PJ

A collection of 2, 3 & 4 bedroom homes

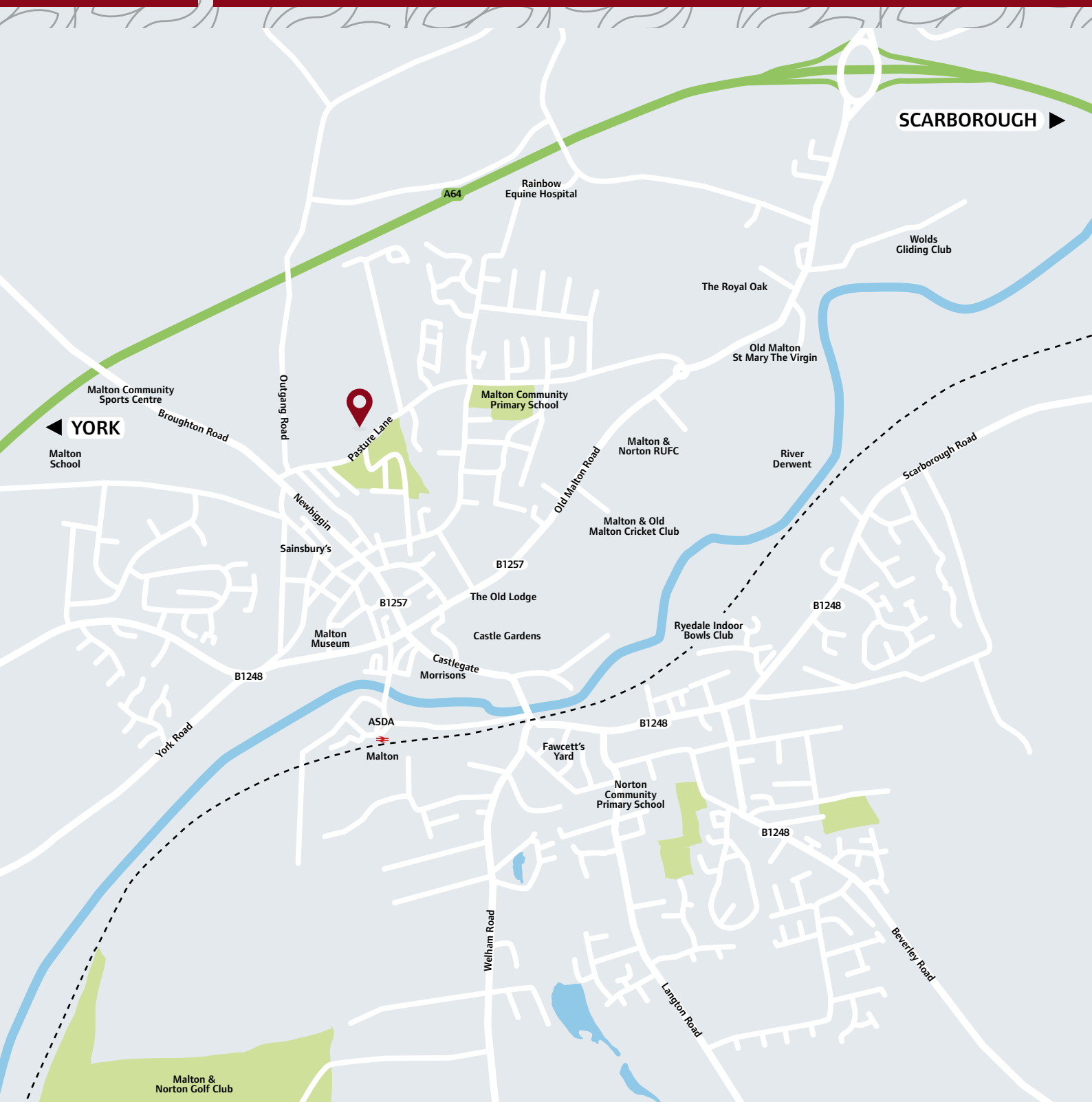
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Around the neighbourhood



Copperfields

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A collection of 2, 3 & 4 bedroom homes

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Siteplan

- The Harcourt 2 bedroom
Homes 128-130
- The Warwick 2 bedroom
Homes 17-20
- The Wyatt 3 bedroom
Homes 107-112
- The Eveleigh 3 bedroom
Homes 114, 115, 156-160, 163-165
- The Wilton 3 bedroom
Homes 39, 167
- The Helmsley 3 bedroom
Homes 38, 168
- The Mountford 3 bedroom
Homes 23, 37, 113, 124, 125, 151, 162
- The Everingham 3 bedroom
Home 41
- The Goodridge 4 bedroom
Homes 24, 30, 31, 33, 34, 119, 123, 154, 166
- The Mylne 4 bedroom
Homes 21, 25-27, 106, 116, 120, 127, 131, 152, 161
- The Leverton 4 bedroom
Homes 22, 104, 105, 121
- The Grainger 4 bedroom
Homes 28, 29, 32, 35, 36, 102, 117, 118, 122, 126, 153, 155
- The Pembroke 4 bedroom
Homes 99, 101, 103
- The Hunsley 4 bedroom
Home 40
- The Cottingham 4 bedroom
Home 100



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A collection of 2, 3 & 4 bedroom homes

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Please note that boundary and legal plan details may vary from those shown on this plan. Not to Scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales Executive for specific details. 31-05-18.

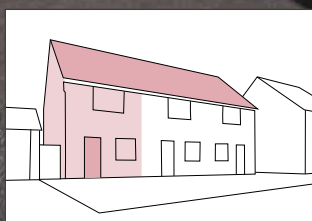
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The Harcourt

2 bedroom home



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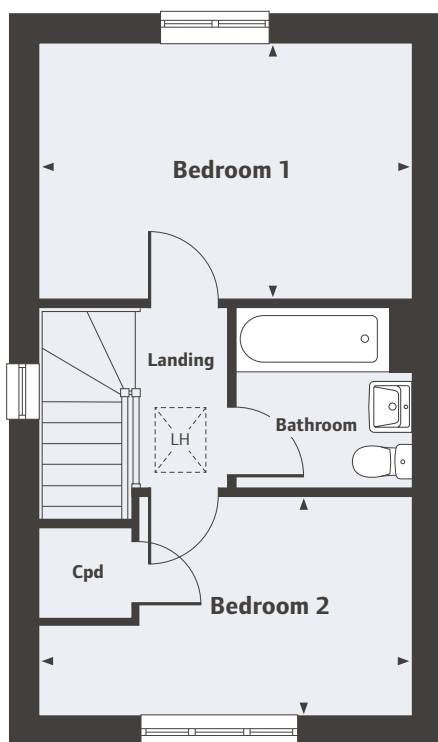

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The Harcourt

2 bedroom home

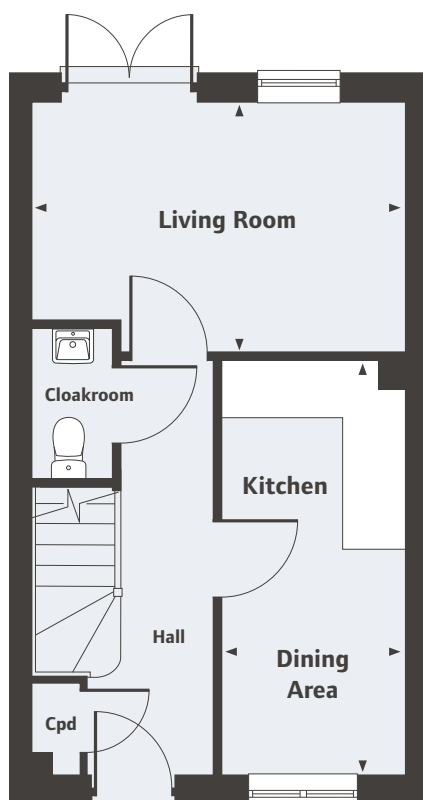


*Plot specific window, please ask your Sales Executive for details.

First Floor

Bedroom 1	
4.08m x 2.83m	13'4" x 9'3"
Bedroom 2	
4.08m x 2.40m	13'4" x 7'10"

LH Loft Hatch



Ground Floor

Living Room	
4.08m x 2.74m	13'4" x 8'11"
Kitchen/Dining Area	
4.56m x 1.99m	14'11" x 6'6"

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The Warwick

2 bedroom home



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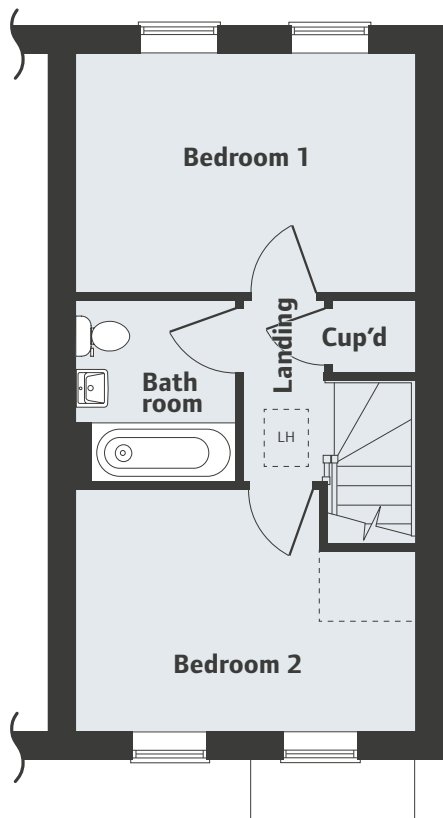
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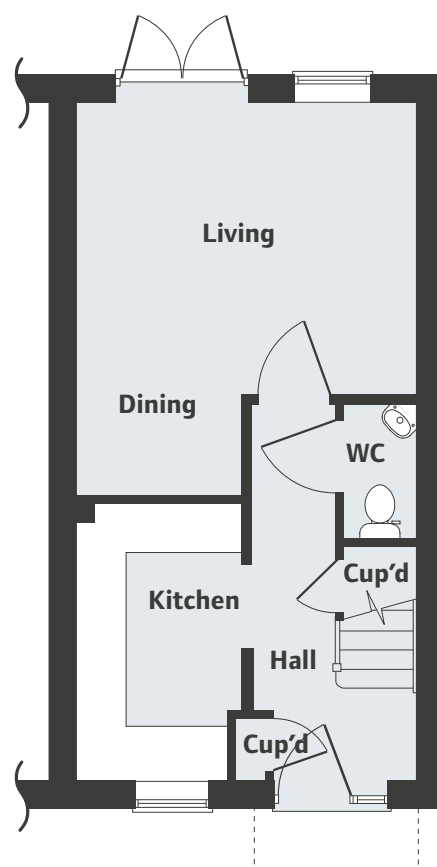
The Warwick 2 bedroom home



First Floor

Bedroom 1	
4.04m x 2.83m	13'3" x 9'3"
Bedroom 2	
4.04m x 2.89m Max	13'3" x 9'6" Max

LH Loft Hatch



Ground Floor

Living/Dining Room	
4.68m x 4.04m Max	15'4" x 13'3" Max
Kitchen	
3.29m x 1.96m	10'10" x 6'5"

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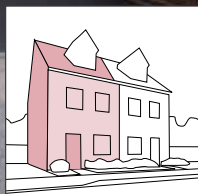
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The Wyatt

3 bedroom home



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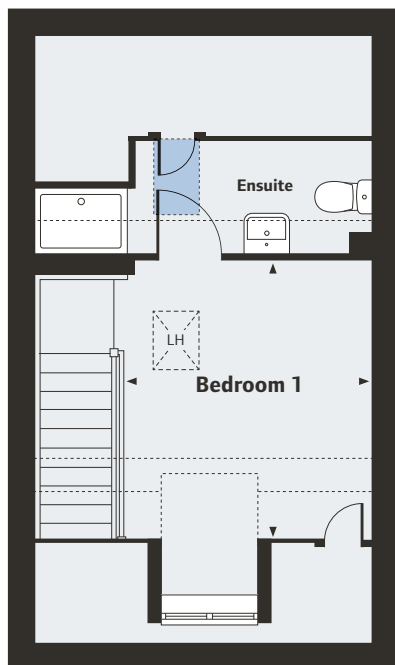
A collection of 2, 3 & 4 bedroom homes

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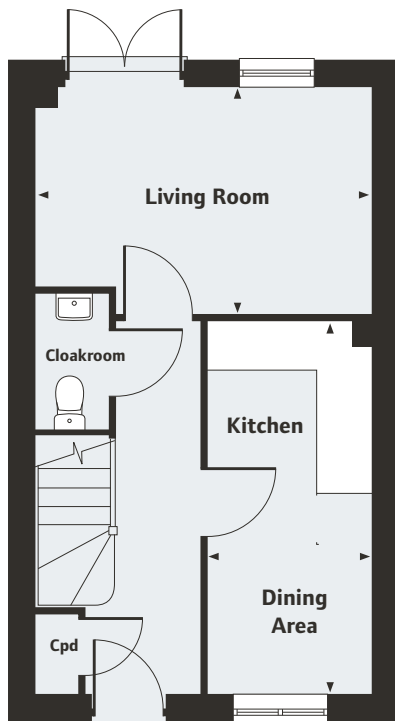
The Wyatt 3 bedroom home



Second Floor

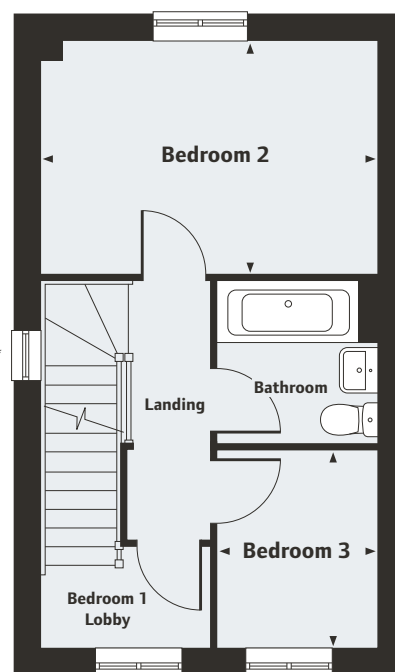
Bedroom 1
3.41m x 3.02m 11'2" x 9'11"

LH Loft Hatch
Velux window location



First Floor

Bedroom 2
4.08m x 2.83m 13'4" x 9'3"
Bedroom 3
2.40m x 1.93m 7'10" x 6'4"



*Plot specific window, please ask your Sales Executive for details.

Ground Floor

Living Room
4.08m x 2.75m 13'4" x 8'11"
Kitchen/Dining Area
4.56m x 2.00m 14'11" x 6'7"

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The Eveleigh

3 bedroom home



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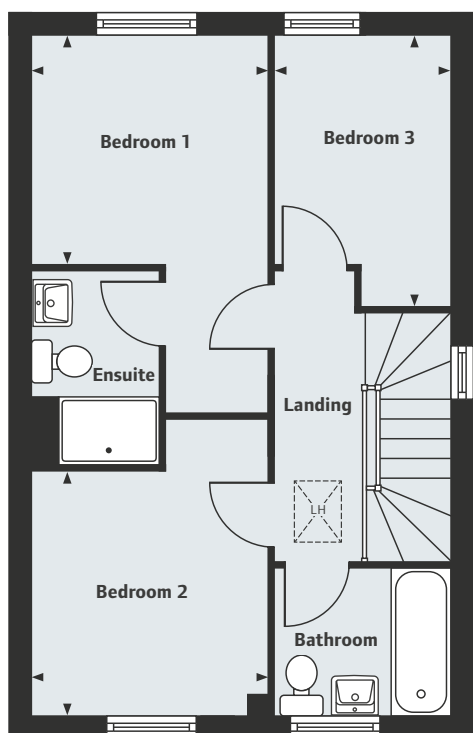

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The Eveleigh

3 bedroom home

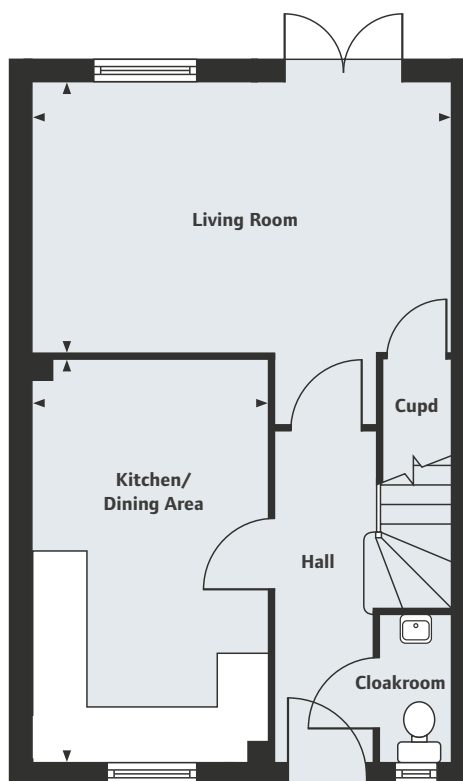


*Plot specific window, please ask your Sales Executive for details.

First Floor

Bedroom 1	2.77m x 2.71m	9'1" x 8'10"
Bedroom 2	2.88m x 2.77m	9'5" x 9'1"
Bedroom 3	3.19m x 2.12m	10'5" x 6'11"

LH Loft Hatch



Ground Floor

Living Room	4.98m x 3.19m	16'4" x 10'5"
Kitchen/Dining Area	4.78m x 2.80m	15'8" x 9'2"

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The Wilton

3 bedroom home



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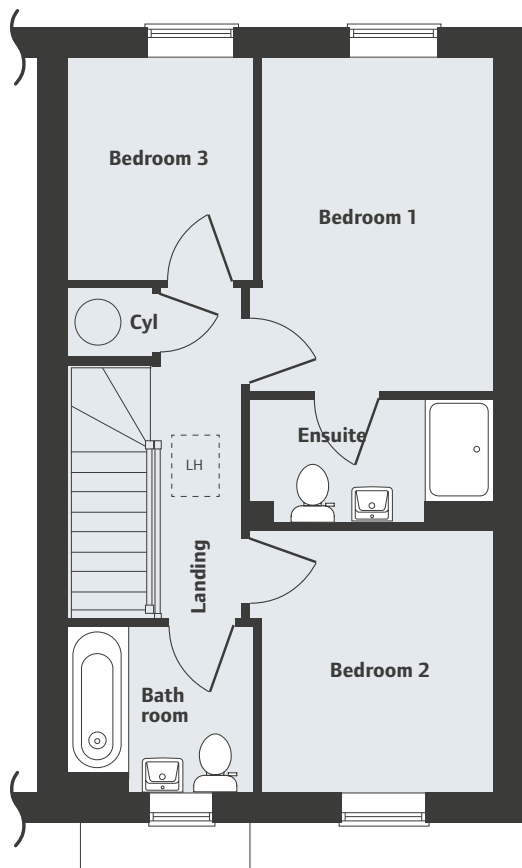
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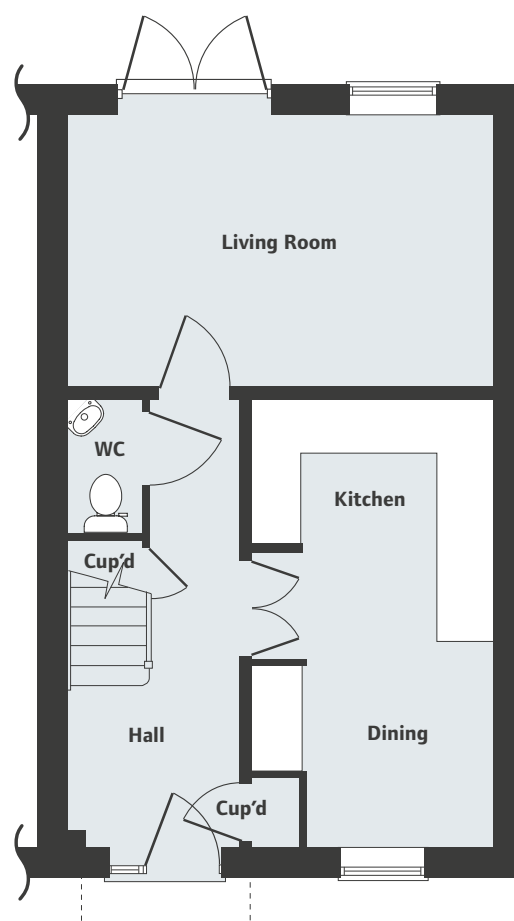
The Wilton

3 bedroom home



First Floor

Bedroom 1	3.91m x 2.69m	12'10" x 8'10"
Bedroom 2	3.05m x 2.69m	10'0" x 8'10"
Bedroom 3	2.56m x 2.15m	8'5" x 7'1"
LH	Loft Hatch	



Ground Floor

Living Room	4.94m x 3.16m	16'2" x 10'4"
Kitchen/Dining Room	5.20m x 2.79m	17'1" x 9'2"

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The Helmsley
3 bedroom home



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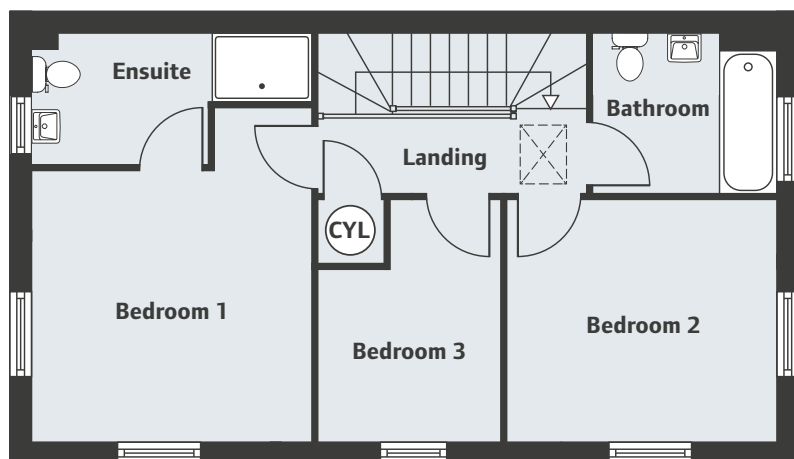

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The Helmsley

3 bedroom home

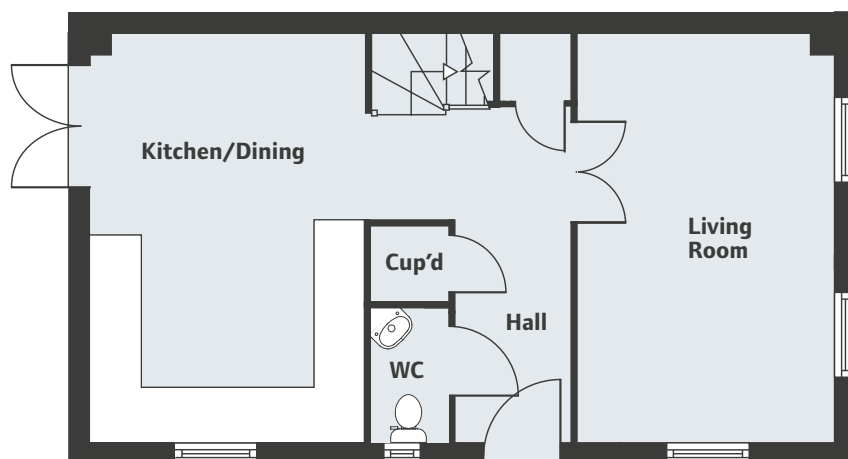


First Floor

Bedroom 1	10'10" x 10'10"
3.31m x 3.29m	
Bedroom 2	10'9" x 9'6"
3.27m x 2.89m	
Bedroom 3	9'6" x 7'2" Max
2.89m x 2.19m Max	

Ground Floor

Living Room	16'1" x 10'1"
4.91m x 3.07m	
Kitchen/Dining	16'1" x 10'10"
4.91m x 3.30m	



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The Mountford

3 bedroom home



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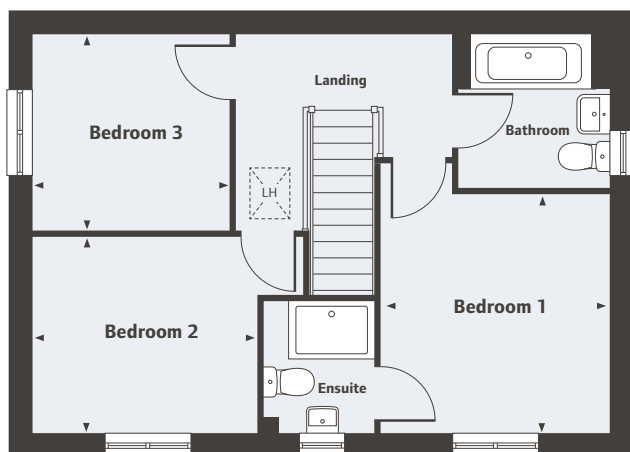

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The Mountford

3 bedroom home



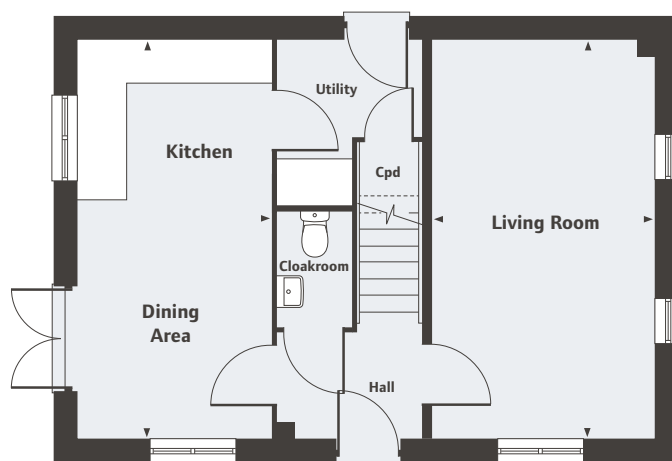
First Floor

Bedroom 1	3.35m x 3.17m	11'0" x 10'5"
Bedroom 2	3.13m x 2.73m	10'3" x 8'11"
Bedroom 3	2.76m x 2.76m	9'0" x 9'0"

LH Loft Hatch

Ground Floor

Living Room	5.59m x 3.11m	18'4" x 10'2"
Kitchen/Dining Area	5.59m x 2.67m	18'4" x 8'9"



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The Everingham

3 bedroom home



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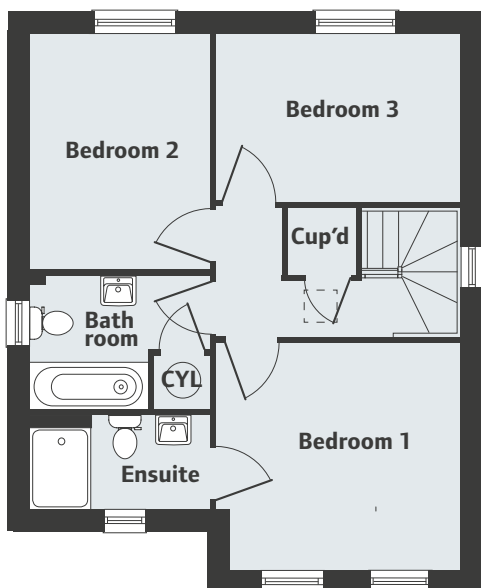

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The Everingham

3 bedroom home

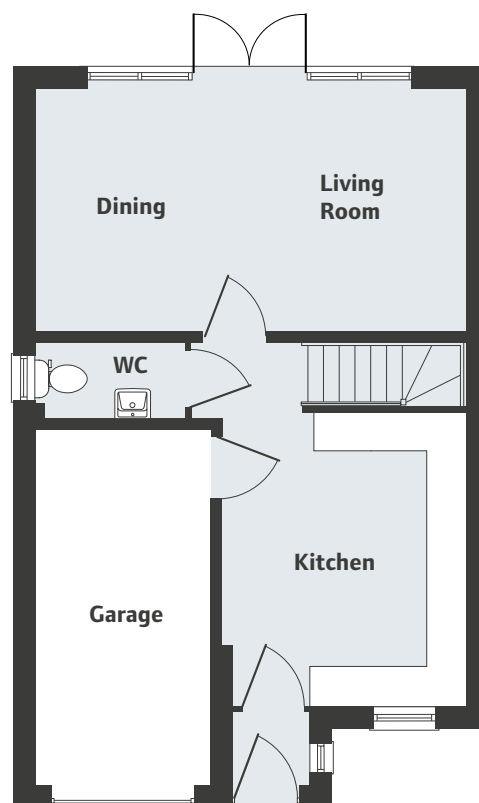


First Floor

Bedroom 1	
3.58m x 3.32m	11'8" x 10'10"
Bedroom 2	
3.42m x 2.64m	11'2" x 8'7"
Bedroom 3	
3.58m x 2.43m	11'8" x 8'0"

Ground Floor

Kitchen	
4.28m x 3.55m	14'0" x 11'7"
Living/Dining	
6.31m x 3.55m	20'7" x 11'7"



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The Goodridge

4 bedroom home



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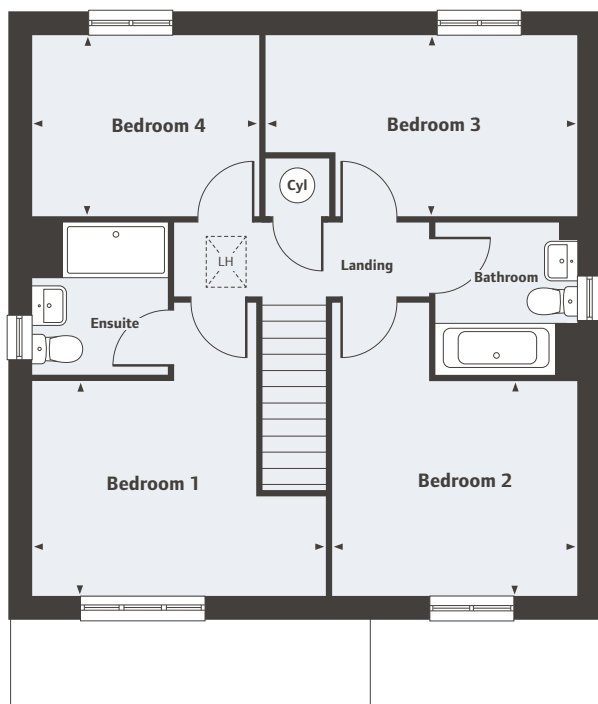

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The Goodridge

4 bedroom home



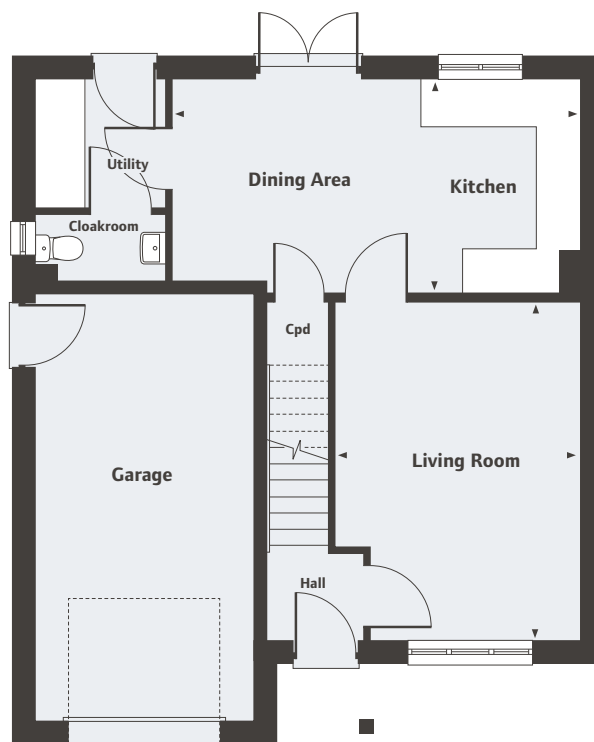
First Floor

Bedroom 1	4.10m x 2.98m	13'5" x 9'9"
Bedroom 2	3.42m x 2.98m	11'2" x 9'9"
Bedroom 3	4.36m x 2.50m	14'3" x 8'2"
Bedroom 4	3.16m x 2.50m	10'4" x 8'2"

LH Loft Hatch

Ground Floor

Living Room	4.73m x 3.42m	15'6" x 11'2"
Kitchen/Dining Area	5.72m x 2.96m	18'9" x 9'8"



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Malton

The Mylne

4 bedroom home



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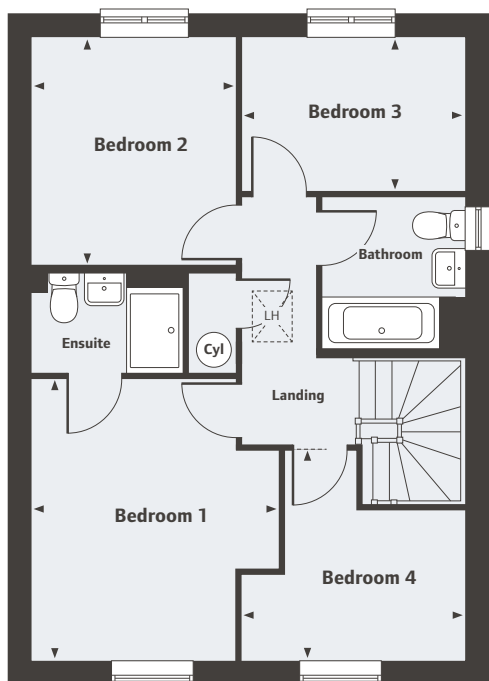

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The Mylne

4 bedroom home



*Plot specific window, please ask your Sales Executive for details.

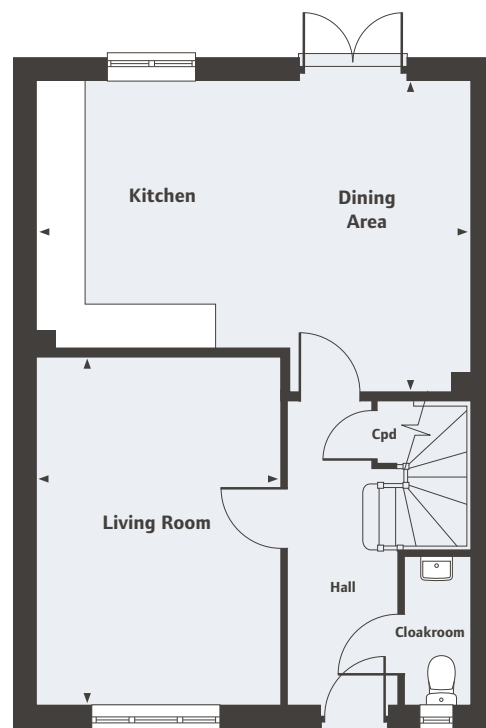
First Floor

Bedroom 1	3.95m x 3.46m	12'11" x 11'4"
Bedroom 2	3.20m x 2.86m	10'6" x 9'4"
Bedroom 3	3.10m x 2.16m	10'2" x 7'1"
Bedroom 4	3.10m x 2.92m	10'2" x 9'7"

LH Loft Hatch

Ground Floor

Living Room	4.83m x 3.39m	15'10" x 11'1"
Kitchen/Dining Area	6.04m x 4.37m	19'9" x 14'4"



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The Leverton

4 bedroom home



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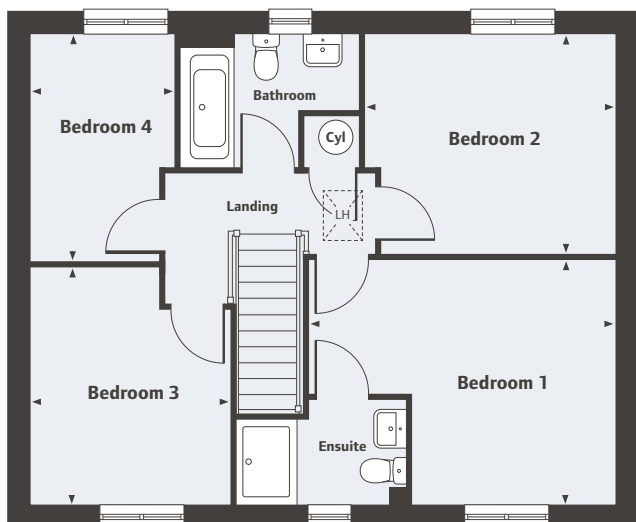

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The Leverton

4 bedroom home



First Floor

Bedroom 1	4.39m x 3.47m	14'4" x 11'4"
Bedroom 2	3.58m x 3.15m	11'9" x 10'4"
Bedroom 3	3.36m x 2.87m	11'0" x 9'5"
Bedroom 4	3.26m x 2.07m	10'8" x 6'9"

LH Loft Hatch

Ground Floor

Living Room	4.80m x 3.39m	15'9" x 11'1"
Kitchen	3.22m x 2.80m	10'7" x 9'2"
Dining	3.91m x 2.81m	12'10" x 9'2"
Study	3.39m x 1.82m	11'1" x 5'11"



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The Grainger

4 bedroom home



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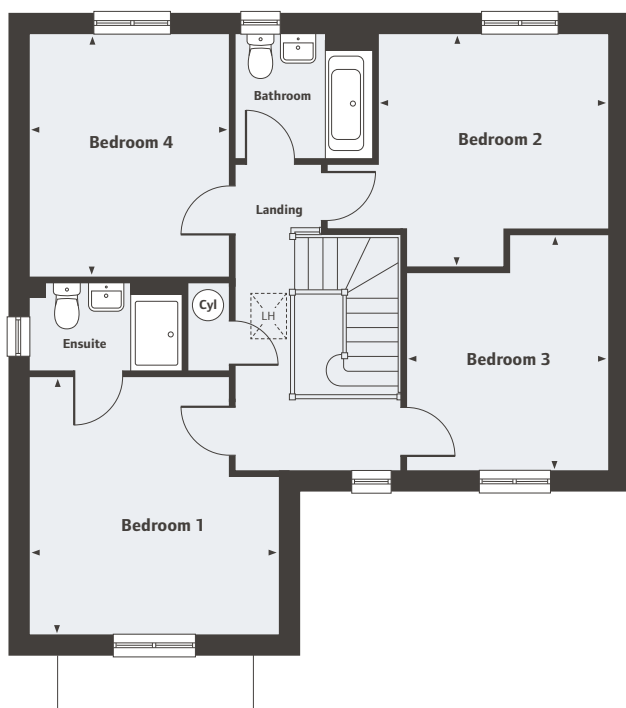

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The Grainger

4 bedroom home



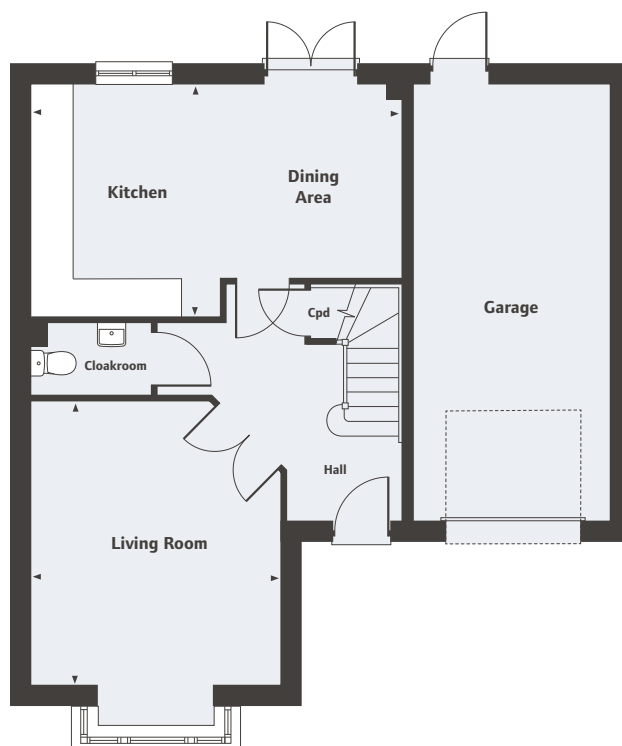
First Floor

Bedroom 1	4.01m x 3.90m	13'2" x 12'9"
Bedroom 2	3.70m x 3.58m	12'1" x 11'9"
Bedroom 3	3.65m x 3.17m	11'11" x 10'5"
Bedroom 4	3.79m x 3.11m	12'5" x 10'2"

LH Loft Hatch

Ground Floor

Living Room	4.39m x 3.90m	14'4" x 12'9"
Kitchen/Dining Room	5.81m x 3.62m	19'0" x 11'10"



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The Pembroke

4 bedroom home



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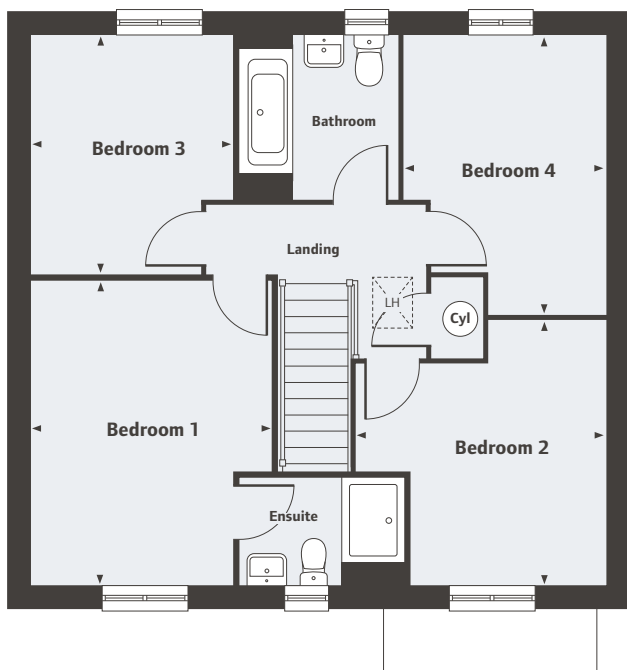

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The Pembroke

4 bedroom home



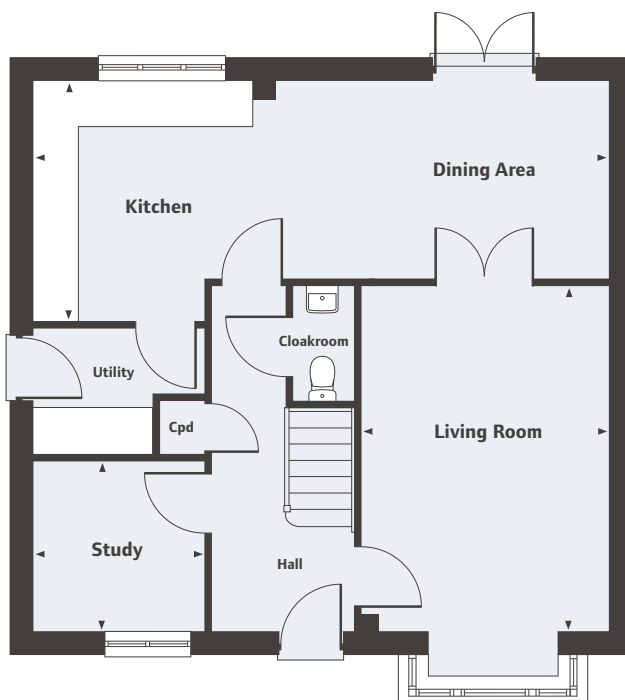
First Floor

Bedroom 1	4.29m x 3.38m	14'1" x 11'1"
Bedroom 2	3.71m x 3.48m	12'2" x 11'5"
Bedroom 3	3.34m x 2.86m	10'11" x 9'4"
Bedroom 4	3.92m x 2.82	12'10" x 9'3"

LH Loft Hatch

Ground Floor

Living Room	4.83m x 3.48m	15'10" x 11'5"
Kitchen/Dining Area	8.06m x 3.34m	26'5" x 10'11"
Study	2.40m x 2.35m	7'10" x 7'8"



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Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Executive.

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Malton

The Hunsley

4 bedroom home



Copperfields

Malton, North Yorkshire YO17 7PJ

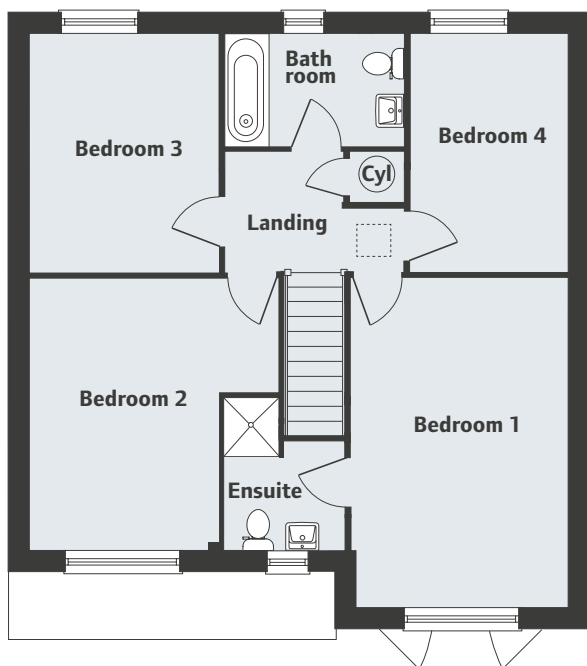
A collection of 2, 3 & 4 bedroom homes


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Copperfields

Malton

The Hunsley 4 bedroom home

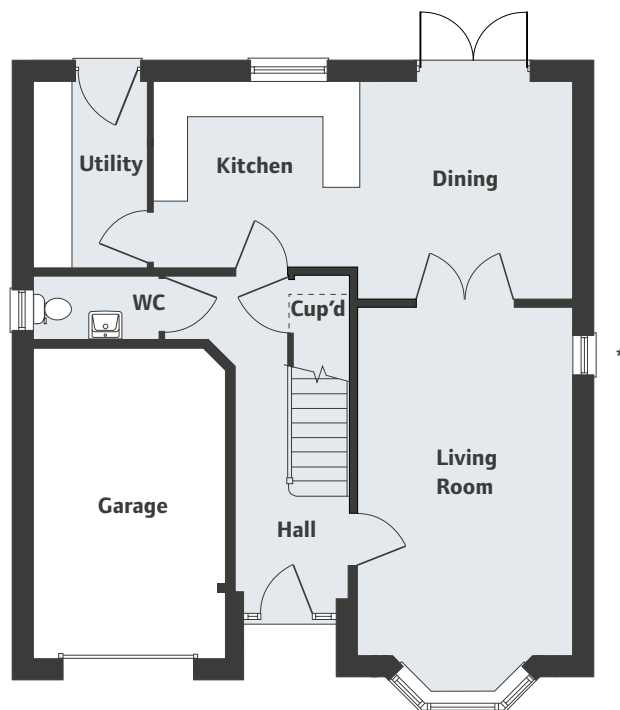


First Floor

Bedroom 1	5.15m x 3.39m	16'11" x 11'1"
Bedroom 2	4.25m x 3.98m Max	13'11" x 13'0" Max
Bedroom 3	3.85m x 3.05m	12'7" x 10'0"
Bedroom 4	3.85m x 2.46m	12'7" x 8'1"

Ground Floor

Kitchen	3.32m x 2.80m	10'10" x 9'2"
Dining	3.37m x 3.32m	11'1" x 10'11"
Living Room	5.50m x 3.35m	18'0" x 11'0"



*The side window is plot specific. Please ask your sales executive for details.

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Malton

The Cottingham

4 bedroom home



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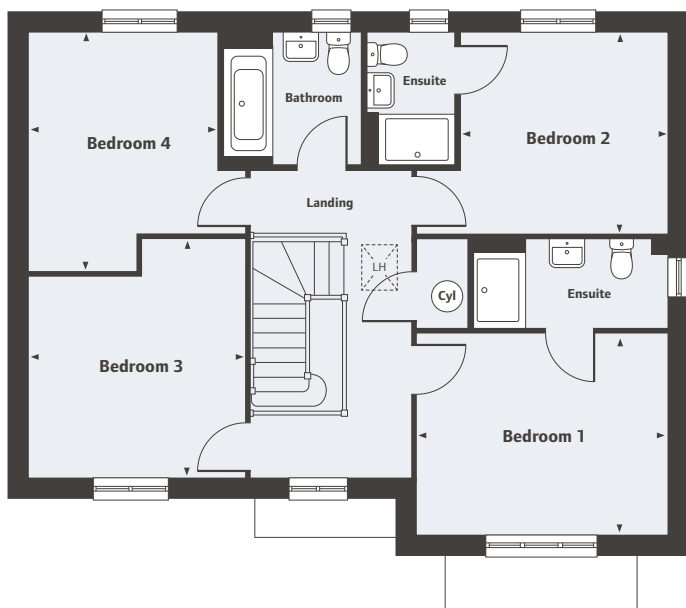

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The Cottingham

4 bedroom home



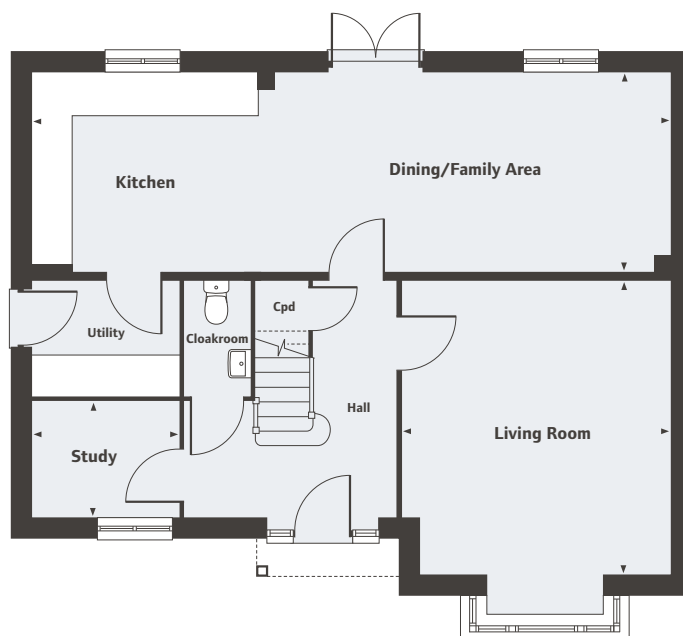
First Floor

Bedroom 1	3.90m x 3.13m	12'9" x 10'3"
Bedroom 2	3.22m x 3.12m	10'6" x 10'3"
Bedroom 3	3.73m x 3.37m	12'2" x 11'1"
Bedroom 4	3.73m x 2.93m	12'3" x 9'7"

LH Loft Hatch

Ground Floor

Living Room	4.60m x 4.20m	15'1" x 13'9"
Kitchen/Dining/Family	9.97m x 3.09m	32'8" x 10'1"
Study	2.24m x 1.79m	7'4" x 5'10"



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Specification



	2 bedroom homes	3 bedroom homes	4 bedroom homes
Kitchen			
Fitted kitchen with laminate worktop and upstand	•	•	•
Single oven	•	•	
Double Oven			•
Chimney hood			•
Integrated pull open hood	•	•	
4 burner gas hob	•	•	•
Stainless steel splashback to hob	•	•	•
Integrated fridge freezer			•
Removeable unit for dishwasher with plumbing and electrical supply	•	•	•
Space for washer and or dryer with plumbing and electrical supply	•	•	•
1 1/2 stainless steel sink with monobloc mixer tap			•
Single stainless steel sink with monobloc mixer tap	•	•	
Track lighting to kitchen	•	•	•
Bathroom, Ensuite & Cloakroom			
Contemporary white sanitaryware and chrome fittings	•	•	•
Electrical			
TV & Telephone point, refer to Sales Executive	•	•	•
Pendant fittings to other rooms including low energy fittings	•	•	•
White plastic switchplates and sockets	•	•	•
Smoke alarm and Carbon monoxide alarm	•	•	•
Other			
Walls in Almond White matt emulsion	•	•	•
Ceilings - flush smooth in white emulsion	•	•	•
Internal woodwork in gloss white	•	•	•
White vertical panel doors with chrome ironmongery	•	•	•
Softwood white painted staircase	•	•	•
Gas fired boiler	•	•	•
External door with multipoint locking system and door bell	•	•	•
Low energy external light to front door	•	•	•
Garages			
Lighting and power supply if within curtilage		•	•
NHBC			
10 year NHBC warranty	•	•	•

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Please refer to the Sales Executive for details.
Specification may be amended at any time without notice.
Photography is for illustrative purposes only and may include
upgrades and extras available at additional cost.


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