



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **Plot 35 The Redwoods, Leven, HU17 5NE**

### **£595,000**

Plot 35, The Redwoods — The Clydesdale

A 2,258 sq ft Landmark Home with Open Countryside Behind

The Clydesdale is one of Southwell Homes' signature designs — a striking five-bedroom detached home that blends timeless architecture with contemporary luxury. Set on one of the best positions within The Redwoods, Plot 35 enjoys an unspoiled backdrop of open fields and a generous south-facing garden that floods the home with natural light.

Inside, the layout has been crafted for modern family living. The impressive open-plan kitchen, dining and living space spans the rear of the property, with wide bi-folding doors that extend the entertaining space onto the terrace and garden. Whether hosting friends or enjoying relaxed weekends together, this is a home that delivers space, style and flexibility in equal measure.

Upstairs, five well-proportioned bedrooms provide room for growing families or visiting guests, with the principal suite offering the sense of calm and privacy expected from a home of this calibre.

A standout feature is the detached double garage, complete with an office/games room above — ideal for home working, a studio, a gym or a teenagers' den.

LEVEN

Leven is a vibrant, well-connected village with a genuine sense of community. You'll find everyday essentials on the doorstep — a village shop, independent butcher, hairdresser, barber, beautician and a choice of takeaways — alongside sports facilities, a large playing field, children's play park and an active members' club with regular events.

Leven Primary School is rated 'Good' by Ofsted and plays a central role in the village calendar, with annual fêtes and seasonal celebrations. For early years, Leven Pre-School sits within the village itself.

There are two inviting pubs to choose from, including the New Inn with its much-loved Sunday roast, while Bert's, just a couple of miles away, offers lakeside dining and cocktails with a view.

Surrounded by open countryside, Leven also boasts picturesque walks and the scenic canal — a favourite with locals. For something a little different, Leven Airfield offers flying experiences close by. Regular bus links connect the village to Beverley and Hornsea for wider amenities, restaurants, supermarkets and leisure.

MEASUREMENTS

All measurements are taken from scaled drawings and may be subject to a small margin of error. They should be verified on site once built.

Disclaimer: These particulars are prepared in good faith as a general guide only and do not form part of any offer or contract. No statements should be relied upon as representations of fact. Prospective purchasers must satisfy themselves by inspection or other means as to the accuracy of the information provided before making an offer.

GROUND FLOOR

Entrance Hallway

Cloakroom/W.C.,

Sitting Room 21'2" x 12'0" (6.456m x 3.678m)

Open Plan Living/Dining/Family Room

Dining Area 12'5" (plus bay) x 8'9" (3.81m (plus bay) x 2.67m)

Family Kitchen Area 18'2" x 14'4" (5.55m x 4.37m)

Home Office/Study 12'3" x 6'10" (3.75m x 2.1m)

Utility 7'6" (max) x 4'11" (2.3m (max) x 1.5m)

FIRST FLOOR

Central Landing

Bedroom 1 14'2" x 13'8" (4.34m x 4.18m)

Dressing Room 9'2" x 4'9" (2.8m x 1.45m)

En-Suite Shower Room 8'7" x 9'4" (max) (2.64m x 2.85m (max))

Bedroom 3 11'2" x 9'11" (3.415m x 3.043m)

Bedroom 4 10'3" x 9'6" (3.149m x 2.913m)

Bedroom 5 9'8" x 8'9" (2.96m x 2.67m)

Family Bathroom 11'4" (max) x 6'0" (3.46m (max) x 1.85m)

SECOND FLOOR

Feature Landing 20'4" x 9'4" (max) (6.21m x 2.86m (max))

Bedroom 2 19'0" x 12'1" (max)(5.8m x 3.7m (max))

En-Suite Shower Room 8'6" x 4'11" (2.6m x 1.5m)

DOUBLE GARAGE

Driveway to the side with off-road parking spaces leads to DOUBLE DETACHED Garage.

OFFICE/GAMES ROOM ABOVE GARAGE

CENTRAL HEATING

The property has the benefit of gas central heating, a hive heating system, and ideal cylinder boiler.

DOUBLE GLAZING

The property has the benefit of double glazing.

COUNCIL TAX BAND

Council tax is payable to East Riding of Yorkshire local authority. The property is yet to be listed in council tax band

TENURE

Symonds + Greenham have been informed that this property is Freehold

If you require more information on the tenure of this property please contact the office on 01482 444200.

VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

Please note: The Redwoods is an active building site with no on-site sales centre. All viewings are strictly by prior appointment with the selling agents. Plot 37 is currently under construction, and internal access will depend on the stage of build.


NEW BUILD SPECIFICATION

Please note all specifications are provided as a guide and may vary between plots. They do not form part of any contract or guarantee. Final confirmed specifications will be issued prior to exchange of contracts.

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details

advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	