



CORNELIAN

FIELDS

SCARBOROUGH

A COLLECTION OF 2, 3 & 4 BEDROOM HOMES
IN A BEAUTIFUL COASTAL SETTING

WHERE LUXURY COMES AS STANDARD

A NEW COLLECTION OF 2, 3 AND 4 BEDROOM
HOMES AT CORNELIAN FIELDS, OUR SOUGHT-AFTER
DEVELOPMENT IN MIDDLE DEEPPDALE, SCARBOROUGH.

It is a wonderful location for coastal life, country life, and family life, with the town centre just three miles away and the dramatic sweep of Cornelian Bay closer still.

Like all Kebell homes, these have a superior specification and bear every hallmark of the thoughtful design and attention to detail for which we are renowned.



A TRADITION OF SUCCESS

CORNELIAN FIELDS IS ALREADY A THRIVING COMMUNITY AND A GREAT SUCCESS. IT IS PERHAPS THE MOST HIGHLY REGARDED NEW RESIDENTIAL DEVELOPMENT IN SCARBOROUGH.

These are traditional homes, built using time-honoured methods and materials. Each home enjoys the luxury touches we have come to expect of a Kebbell home at Cornelian Fields with underfloor heating to the ground floor, integrated appliances, vanity units and generous storage.





CORNELIAN FIELDS

OPEN-PLAN LIVING

YOUR CHOICE* OF FITTED KITCHEN WITH FLAT OR SHAKER-STYLE DOORS AND A FULL RANGE OF HIGH QUALITY INTEGRATED APPLIANCES COMES AS STANDARD.

At Kebbell, we understand how our customers like to live. We have designed flexible, open-plan living spaces where the needs of eating, working, entertaining and relaxing can be enjoyed to the full.



FREE-FLOWING LIVING SPACE IS
AT THE HEART OF YOUR HOME



PHOTOGRAPHY SHOWN IS FROM CORNELIAN FIELDS
PHASE THREE SHOW HOME

- CORNELIAN FIELDS -

TAKE COMFORT IN ALL-ROUND LUXURY

- CORNELIAN FIELDS -





PRIVATE TIMES

A BEAUTIFUL, WELL PLANNED BATHROOM IS ONE OF LIFE'S GREATEST JOYS.

Smart, contemporary sanitaryware with complementary taps, vanity units with useful storage, chrome ladder radiators and high-end large format tiling; these are the hallmarks of a Kebell bathroom. Principal bedrooms have fitted wardrobes and in all of the 3 and 4 bedroom homes, the master bedroom is en suite.

PHOTOGRAPHY SHOWN IS FROM CORNELIAN FIELDS
PHASE THREE SHOW HOME





FLAMBOROUGH HEAD - 15 MILES SOUTH OF MIDDLE DEEPDALE



CAREFREE COASTAL LIVING

IF YOU LOVE THE FRESH AIR AND FREEDOM
OF SEASIDE LIFE, CORNELIAN FIELDS WILL
DELIGHT YOU.

The rugged coastline at Cornelian Bay is less than two miles away whilst Scarborough's sandy beaches are only three miles north. All kinds of coastal life can be enjoyed here.



OUTDOOR LIFE FOR ALL

SPLASHING IN THE SHALLOWS, BUILDING SANDCASTLES, OR LAZING IN A DECK CHAIR MIGHT WELL BE YOUR IDEA OF BLISS. THE BEACHES OF SCARBOROUGH'S NORTH BAY, SOUTH BAY AND CAYTON BAY ARE PERFECT TO ENJOY.

Or you might take a more energetic approach and head out for surfing, sailing and sea fishing. Walkers can follow the Cleveland Way National Trail along the clifftops, or scramble down the coastal paths to discover secret rock pools and secluded beaches.

Away from the shoreline, there's plenty more outdoor life to enjoy. For a round of golf with sea views, South Cliff Golf Club is the place to be. Scarborough has beautiful parks too; there are the elegant Italian Gardens and colourful Peasholm Park, a joyful mix of pagodas, rowing boats, mini golf, streams and waterfalls.

Days out with the family are really fun in Scarborough, and you might feel you are permanently on holiday. If the kids love animals, at Sea Life they will meet penguins, baby seals and turtles; it is certain to be popular. The huge slides and warm pools at Alpamare waterpark are fantastic fun. The North Bay railway is another jolly attraction where you can ride a miniature steam train, take the challenge of the Sky Trail Adventure or plunge into the lake on the vintage water chute.



WILD IN THE COUNTRY

SCARBOROUGH LIES JUST OUTSIDE THE VAST NORTH YORK MOORS NATIONAL PARK, PUTTING SOME OF BRITAIN'S FINEST UNSPOILT SCENERY WITHIN VERY EASY REACH.

Dalby Forest is part of the park, where you can cycle and ramble through 8,000 acres of sun-dappled woodland, or test your skills at the Go Ape! adventure centre. The 109 mile Cleveland Way National Trail passes through the National Park, leading you over craggy heathery peaks with amazing high views.

A little further up the North York Moors Heritage Coast is Robin Hood's Bay, a quaint fishing village of steep cobbled streets lined with old stone cottages, cafés and pubs.

Flamborough Head, south of Scarborough, has an edge-of-the-world feel. Its spectacular white cliffs plunge down to windswept beaches and sea caves, watched over by ancient lighthouses. It is also a haven for tens of thousands of sea birds, making it one of Britain's best bird watching sites.



1

- 1_NORTH YORK MOORS
- 2_TREETOP ADVENTURES AT DALBY FOREST
- 3_PUFFINS NESTING AT FLAMBOROUGH HEAD
- 4_ROBIN HOOD'S BAY



MIDDLE DEEPPDALE IS A NEW COMMUNITY
THAT IS PERFECT FOR FAMILY LIFE



A NEW CONNECTED COMMUNITY

KEBBELL IS PROUD TO BE PLAYING A KEY ROLE IN THE DEVELOPMENT OF THE NEW COMMUNITY AT MIDDLE DEEPPDALE. MUCH IS ALREADY IN PLACE, BUT THERE IS MORE TO COME.

This friendly, vibrant community has a play area, cycle paths and pedestrian links to the local footpath network and bus routes. For the future there are plans for shops, more recreation space, a community hall and a new school. In the meantime, parents can choose from several well-regarded schools nearby. St George's RC Primary, Overdale Community Primary, and Cayton Community Primary Schools are all rated 'good' by Ofsted, as are St Augustine's RC School and The Woodlands Academy for older pupils.



A TOWN WITH A BUZZ

CAFÉ CULTURE AND INDEPENDENT SHOPPING FLOURISHES IN SCARBOROUGH, ESPECIALLY IN AND AROUND BAR STREET AND HUNTRISS ROW. THE MARKET HALL, A GRAND OLD BUILDING, HAS HAD A COMPLETE RE-VAMP TO CREATE A WONDERFUL FRESH FOOD MARKET WITH AN ARRAY OF INDEPENDENT BOUTIQUES AROUND IT.

Scarborough's many visitors mean there is demand for a wide range of restaurants. They encompass modern fine dining at The Green Room, Wrea Head Hall, Clark's, and Lazenby's on York Place; authentic American burgers at The Cowshed; Italian favourites at La Lanterna and Gianni's; and the freshest fish and chips at North Bay Fisheries.

Cultural life revolves around The Spa, the Stephen Joseph Theatre – 'home' to Alan Ayckbourn – and the Scarborough Open Air Theatre, which is Europe's biggest and has hosted stars of the calibre of Jess Glynne and Lionel Richie.



1_SCARBOROUGH OPEN AIR THEATRE
2_THE SPA
3_YORK TRAIN STATION

CONNECTIONS NEAR AND FAR

Seamer is the closest station to Cornelian Fields and offers direct services to Leeds, York, Liverpool Lime Street and Manchester Victoria. By road, take the A64 to journey from Scarborough to York and Leeds. Humberside, Teesside and Leeds Bradford Airports are the nearest and all have flights to the main European holiday destinations, as well as domestic airports.

LOCAL BY ROAD FROM CORNELIAN FIELDS

CORNELIAN BAY	1.4 MILES	5 mins
CAYTON BAY BEACH	1.9 MILES	6 mins
SOUTH CLIFF GOLF CLUB	2.2 MILES	6 mins
SEAMER STATION	2.5 MILES	7 mins
SCARBOROUGH TOWN CENTRE	3.3 MILES	9 mins
THE SPA	3.3 MILES	9 mins
PEASHOLM PARK	3.9 MILES	12 mins
NORTH BAY BEACH	4.0 MILES	12 mins
SOUTH BAY BEACH	4.0 MILES	12 mins

FURTHER BY ROAD FROM CORNELIAN FIELDS

FLAMBOROUGH HEAD	17.1 MILES	30 mins
DALBY FOREST (VISITOR CENTRE)	19.1 MILES	35 mins
ROBIN HOOD'S BAY	19.3 MILES	40 mins
YORK	40.4 MILES	55 mins
HUMBERSIDE AIRPORT	57.5 MILES	1 hr 20 mins
LEEDS	66.5 MILES	1 hr 25 mins
TEESSIDE INTERNATIONAL AIRPORT	62.9 MILES	1 hr 40 mins

BY TRAIN FROM SEAMER

YORK	44 mins
LEEDS	1 hr 17 mins
MANCHESTER VICTORIA	2 hr 11 mins
LIVERPOOL LIME STREET	2 hr 53 mins

Times and distances are approximate, source: [google.com/maps](https://www.google.com/maps) and [nationalrail.co.uk](https://www.nationalrail.co.uk).

DESIGNED FOR HOW YOU LIVE

THE NEW COLLECTION OF 2, 3 AND 4 BEDROOM HOMES AT CORNELIAN FIELDS GIVES YOU ELEVEN DIFFERENT HOUSE STYLES TO CHOOSE FROM, ALL WITH PRIVATE GARDENS AND PARKING OR A GARAGE.

Whichever one you choose, it will be a perfect example of the Kebbell philosophy – to create timeless, high quality homes that our customers will cherish.





CORNELIAN FIELDS



- CORNELIAN FIELDS -

Site plan for indicative purposes only.



CORNELIAN FIELDS

● BUCKTON	2 BEDROOM HOME	8, 60, 61, 85 & 86
● GRISDALE	3 BEDROOM HOME	2, 3, 4, 5, 12, 13, 28, 29, 41, 42, 50, 51, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105 & 106
● HAYBURN	3 BEDROOM HOME	6, 7, 14, 15, 26, 33, 37, 38, 39, 40, 53, 55, 56, 58, 59, 65, 66, 72, 74, 75, 76, 78, 79, 80, 87, 88, 89 & 90
● HOLMSGROVE	3 BEDROOM HOME	9 & 52
● HUNDALE	3 BEDROOM HOME	36 & 49
● ROSEDALE	4 BEDROOM HOME	30, 46 & 47
● SELWICK	4 BEDROOM HOME	1, 32, 70 & 91
● THORNDALE	4 BEDROOM HOME	11, 19, 22, 34, 35, 43, 62, 71, 82 & 84
● THORNWICK	4 BEDROOM HOME	10, 17, 24, 25, 63, 69, 73 & 81
● WHEATCROFT	4 BEDROOM HOME	16, 18, 20, 21, 23, 31, 44, 45, 48, 54, 57, 64, 77 & 83
● WHITESTONE	3 BEDROOM HOME	27, 67, 68, 92 & 93



BUCKTON

2 BEDROOM SEMI-DETACHED HOME WITH PARKING

The bright living room opens off the hall, and then to the open-plan kitchen/dining area, which has French double doors opening straight into the garden. Both bedrooms are doubles, and both have fitted wardrobes.

GROUND FLOOR

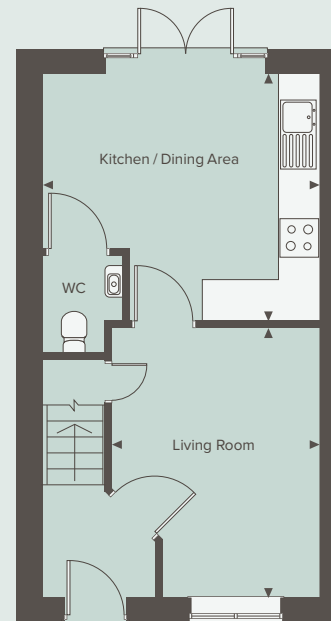
Kitchen/Dining Area	4.01m x 3.60m	13'1" x 11'8"
Living Room	3.90m x 3.00m	12'8" x 9'8"

FIRST FLOOR

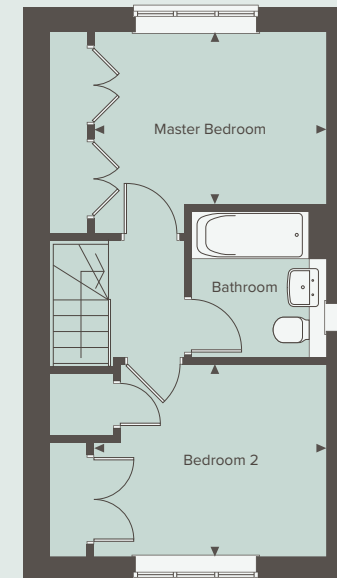
Master Bedroom	3.34m x 2.49m	10'9" x 8'2"
Bedroom 2	3.34m x 2.77m	10'9" x 9'0"

Plots 8, 60, 61, 85 & 86
Plots 61 & 86 are handed

TOTAL AREA 672 SQ FT | 62.4 SQ M



GROUND FLOOR



FIRST FLOOR



CORNELIAN FIELDS

GRISDALE

TOTAL AREA 960 SQ FT | 89.1 SQ M

3 BEDROOM SEMI-DETACHED HOME WITH PARKING OR GARAGE

The open-plan kitchen/dining area is at the front of the house, while the living room makes the most of its position to the rear with French double doors to the garden. The master bedroom, which is en suite, and bedroom 2, both have fitted wardrobes.

GROUND FLOOR

Kitchen/Dining Area	4.17m x 2.98m	13'7" x 9'7"
Living Room	5.17m x 4.31m	16'9" x 14'1"

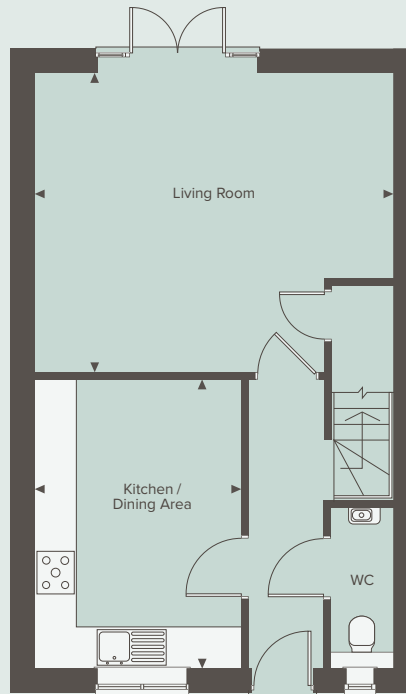
FIRST FLOOR

Master Bedroom	3.51m x 2.99m	11'5" x 9'8"
Bedroom 2	3.03m x 2.64m	9'9" x 8'6"
Bedroom 3	2.93m x 2.04m	9'6" x 6'7"

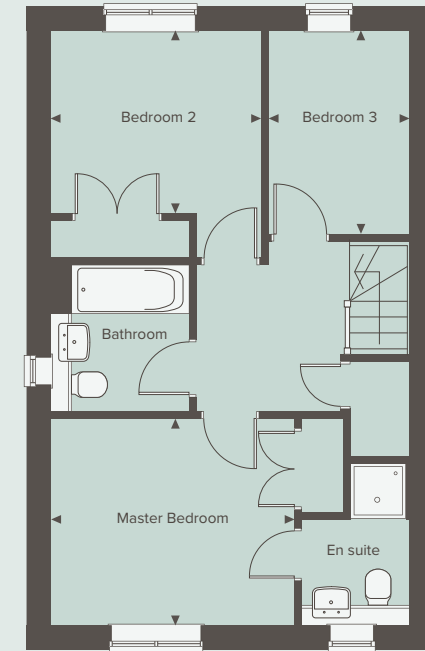
Plots 2, 3, 4, 5, 12, 13, 28, 29, 41, 42, 50, 51, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105 & 106

Plots 2, 4, 12, 29, 41, 50, 95, 98, 102 & 105 are handed

Plots 42 & 51 have a linked garage



GROUND FLOOR



FIRST FLOOR



- CORNELIAN FIELDS -

HAYBURN

TOTAL AREA 1,044 SQ FT | 96.9 SQ M

3 BEDROOM SEMI-DETACHED OR DETACHED HOME WITH PARKING OR GARAGE

Throw open the French double doors in the living room and step into the garden; the open-plan kitchen/dining area is at the front of the house. All three bedrooms have fitted wardrobes, and the master bedroom is en suite. The family bathroom is planned to accommodate both a bath and shower.

GROUND FLOOR

Kitchen / Dining Area	5.34m x 4.11m	17'5" x 13'4"
Living Room	5.06m x 3.84m	16'6" x 12'6"

FIRST FLOOR

Master Bedroom	3.85m x 2.95m	12'6" x 9'7"
Bedroom 2	3.11m x 2.87m	10'2" x 9'4"
Bedroom 3	2.73m x 2.08m	8'9" x 6'8"

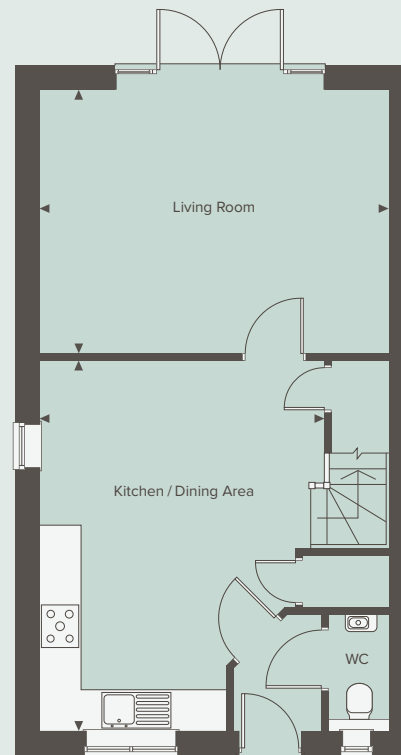
Plots 6, 7, 14, 15, 26, 33, 37, 38, 39, 40, 53, 55, 56, 58, 59, 65, 66, 72, 74, 75, 76, 78, 79, 80, 87, 88, 89 & 90

Plots 6, 14, 37, 39, 55, 58, 75, 79, 87 & 89 are handed

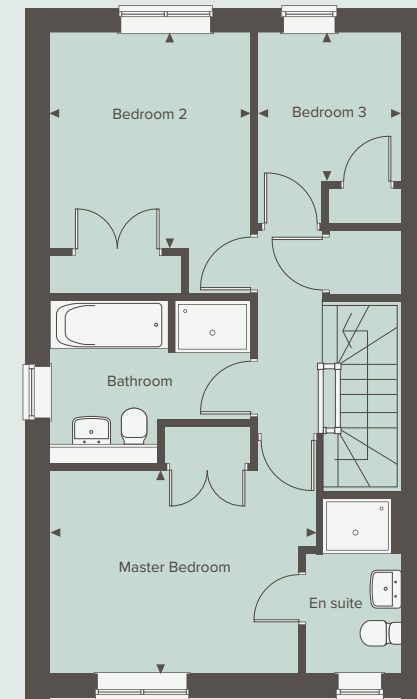
Plots 33, 37, 38, 39, 40, 53, 58, 59, 65, 66, 74, 76, 79, 80, 89 & 90 have garages

Plots 66, 74 & 76 have a linked garage

Plots 37, 38, 39, 40, 58 & 59 are linked by their garages



GROUND FLOOR



FIRST FLOOR



- CORNELIAN FIELDS -

HOLMSGROVE

3 BEDROOM SEMI-DETACHED OR DETACHED HOME WITH PARKING OR GARAGE

The light, double aspect living room is linked to the open-plan kitchen/dining/family area, which has direct garden access. All three bedrooms have fitted wardrobes, while the master bedroom enjoys the luxury of an en suite shower room.

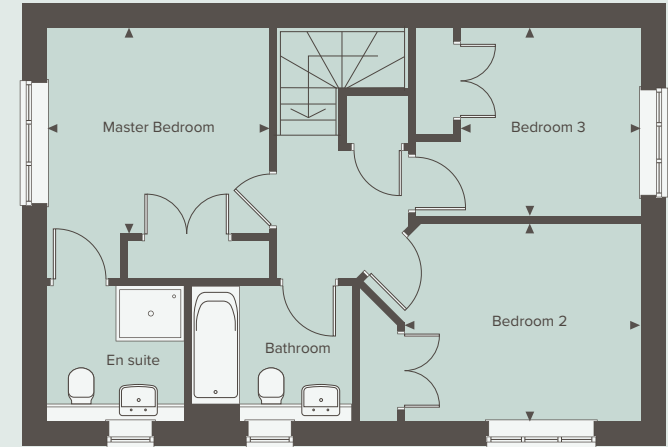
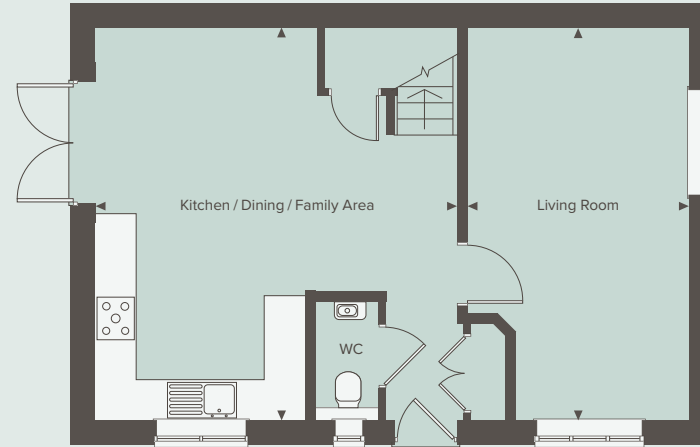
TOTAL AREA 1,072 SQ FT | 99.5 SQ M

GROUND FLOOR

Kitchen/Dining/ Family Area	5.67m x 5.25m	18'6" x 17'2"
Living Room	5.67m x 3.22m	18'6" x 10'5"

FIRST FLOOR

Master Bedroom	3.12m x 3.08m	10'2" x 10'1"
Bedroom 2	3.44m x 2.85m	11'2" x 9'3"
Bedroom 3	2.72m x 2.61m	8'9" x 8'5"



GROUND FLOOR

FIRST FLOOR

- Plots 9 & 52
- Plot 52 is handed
- Plot 52 has a linked garage



— CORNELIAN FIELDS —

HUNDALE

TOTAL AREA 1,072 SQ FT | 99.5 SQ M

3 BEDROOM DETACHED HOME WITH LINKED GARAGE

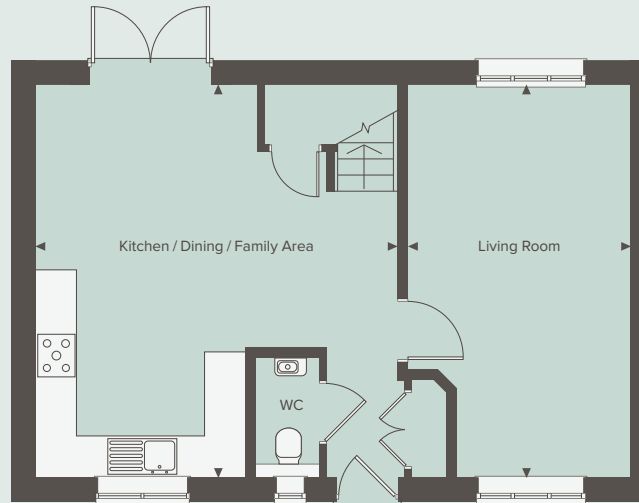
Windows at both the front and back give the living room a lovely bright aspect, and the door opens into the open-plan kitchen/dining/family area, which in turn opens onto the garden via French double doors. There are fitted wardrobes to all bedrooms, and a stylish en suite shower to the master bedroom.

GROUND FLOOR

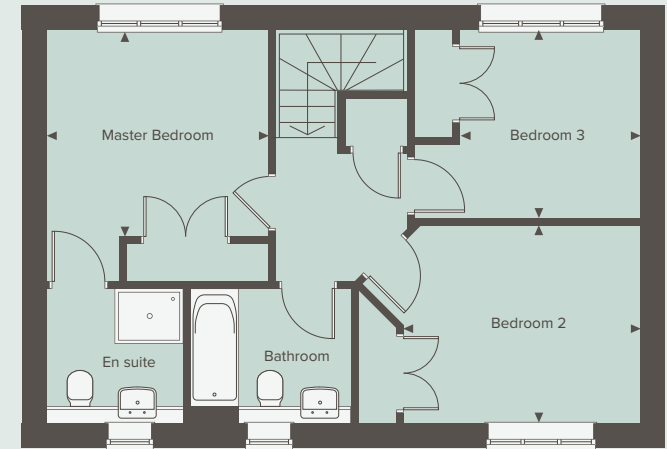
Kitchen/Dining/ Family Area	5.67m x 5.25m	18'6" x 17'2"
Living Room	5.67m x 3.22m	18'6" x 10'5"

FIRST FLOOR

Master Bedroom	3.12m x 3.08m	10'2" x 10'1"
Bedroom 2	3.44m x 2.85m	11'2" x 9'3"
Bedroom 3	2.72m x 2.61m	8'9" x 8'5"



GROUND FLOOR



FIRST FLOOR

Plots 36 & 49
Plot 49 is handed



— CORNELIAN FIELDS —

ROSEDALE

TOTAL AREA 1,140 SQ FT | 105.9 SQ M

4 BEDROOM DETACHED HOME WITH LINKED GARAGE

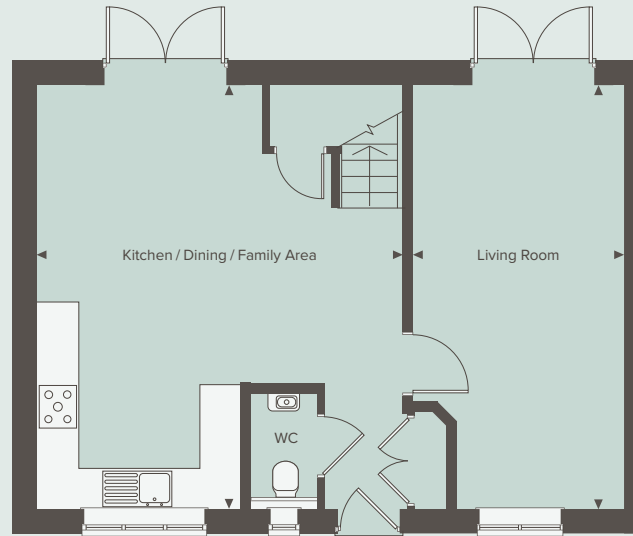
Both the living room and spacious open-plan kitchen/dining/family area have French double doors, through which you can step into the garden. All of the bedrooms include fitted wardrobes, and the master bedroom is luxuriously en suite.

GROUND FLOOR

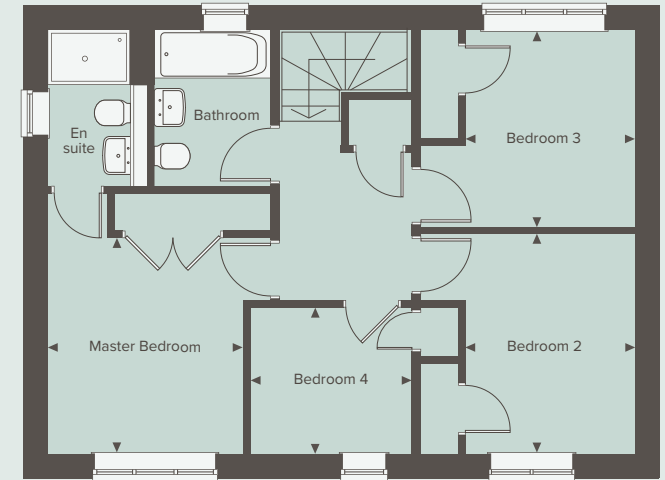
Kitchen/Dining/ Family Area	6.12m x 5.26m	20'0" x 17'2"
Living Room	6.12m x 3.10m	20'0" x 10'2"

FIRST FLOOR

Master Bedroom	3.29m x 2.83m	10'8" x 9'3"
Bedroom 2	3.16m x 2.50m	10'3" x 8'2"
Bedroom 3	3.08m x 2.90m	10'1" x 9'5"
Bedroom 4	2.32m x 2.00m	7'6" x 6'6"



GROUND FLOOR



FIRST FLOOR

Plots 30, 46 & 47



- CORNELIAN FIELDS -

SELWICK

4 BEDROOM DETACHED HOME WITH GARAGE

The living room has a beautiful bay window and the spacious open-plan kitchen/dining/family area has French double doors, through which you can step into the garden. The master bedroom has a stylish en suite shower, and all of the four bedrooms feature fitted wardrobes.

GROUND FLOOR

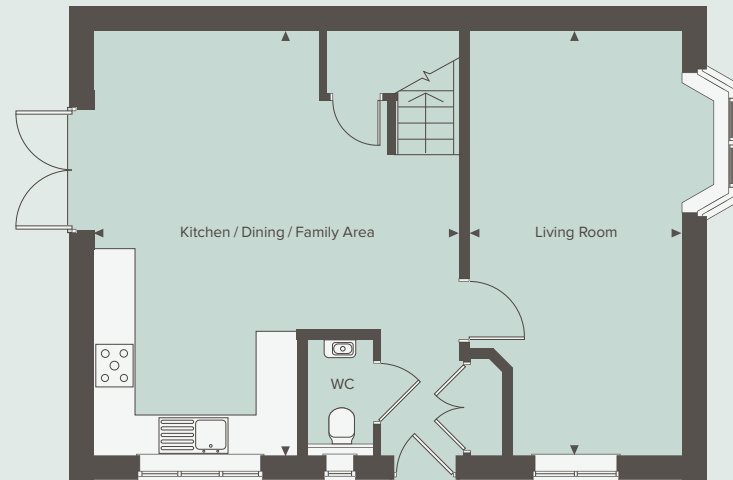
Kitchen/Dining/ Family Area	6.12m x 5.26m	20'0" x 17'2"
Living Room	6.12m x 3.10m	20'0" x 10'2"

FIRST FLOOR

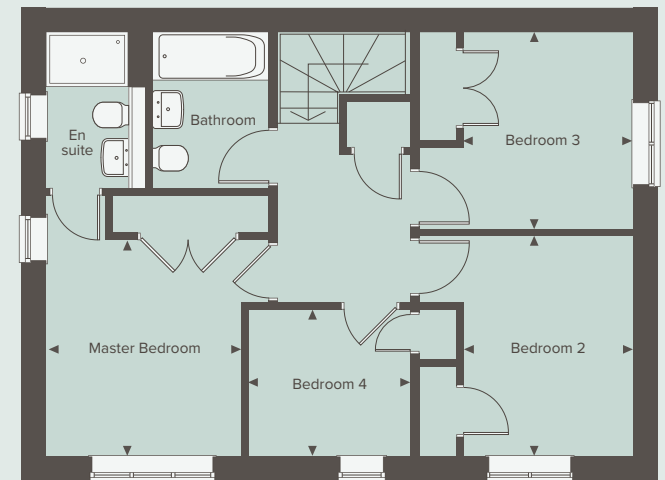
Master Bedroom	3.29m x 2.83m	10'8" x 9'3"
Bedroom 2	3.16m x 2.50m	10'3" x 8'2"
Bedroom 3	3.08m x 2.90m	10'1" x 9'5"
Bedroom 4	2.32m x 2.00m	7'6" x 6'6"

- Plots 1, 32, 70 & 91
- Plots 1 & 70 are handed
- Plot 32 has a linked garage

TOTAL AREA 1,142 SQ FT | 106 SQ M



GROUND FLOOR



FIRST FLOOR



— CORNELIAN FIELDS —

THORNDALE

4 BEDROOM DETACHED OR LINKED HOME WITH GARAGE

The living room is especially spacious, spanning the width of the house and having French double doors to the garden. An open-plan kitchen/dining area completes the ground floor. Three of the four bedrooms feature fitted wardrobes, while the master bedroom enjoys a stylish en suite shower room.

GROUND FLOOR

Kitchen/Dining Area	4.60m x 3.52m	15'1" x 11'5"
Living Room	6.25m x 3.73m	20'5" x 12'2"

FIRST FLOOR

Master Bedroom	2.92m x 2.90m	9'6" x 9'5"
Bedroom 2	3.27m x 2.65m	10'7" x 8'7"
Bedroom 3	3.42m x 1.93m	11'2" x 9'3"
Bedroom 4	3.19m x 2.60m	10'5" x 8'5"

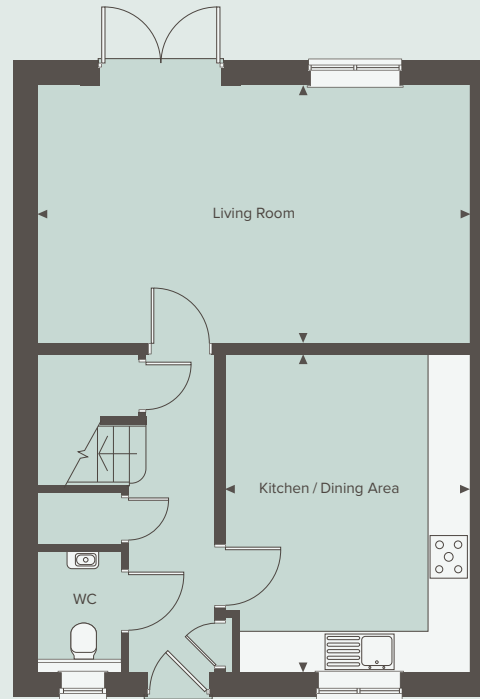
Plots 11, 19, 22, 34, 35, 43, 62, 71, 82 & 84

Plots 11, 34, 71 & 84 are handed

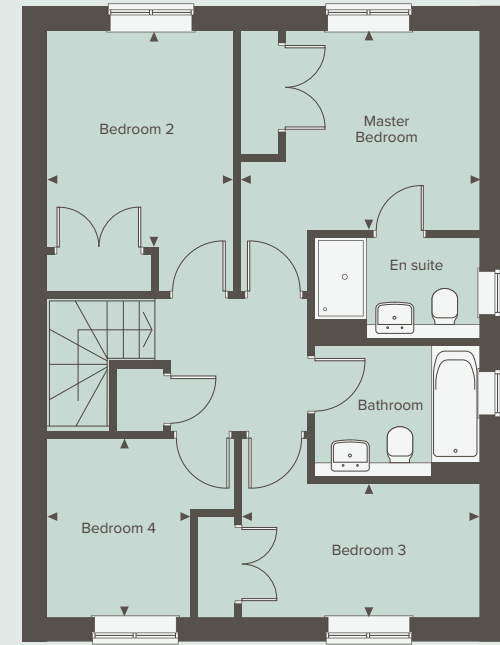
Plots 34 & 35 are linked by their garages

Plots 43, 62 & 82 have a linked garage

TOTAL AREA 1,145 SQ FT | 106.3 SQ M



GROUND FLOOR



FIRST FLOOR



- CORNELIAN FIELDS -

THORNWICK

4 BEDROOM DETACHED HOME WITH GARAGE

The ground floor provides free-flowing space, with double doors connecting the living room to the open-plan kitchen/dining/family area, and French double doors from both rooms to the garden. All four bedrooms have built-in wardrobes, and the master bedroom is en suite.

GROUND FLOOR

Kitchen/Dining/ Family Area	6.13m x 5.45m	20'1" x 17'8"
Living Room	6.15m x 3.22m	20'1" x 10'5"

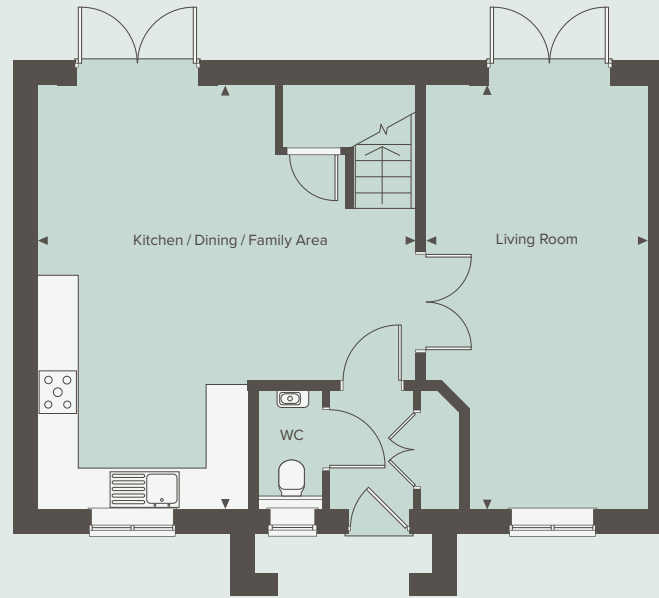
FIRST FLOOR

Master Bedroom	3.22m x 3.05m	10'6" x 10'0"
Bedroom 2	3.62m x 3.26m	11'9" x 10'7"
Bedroom 3	3.04m x 2.60m	10'0" x 8'5"
Bedroom 4	2.55m x 2.28m	8'3" x 7'4"

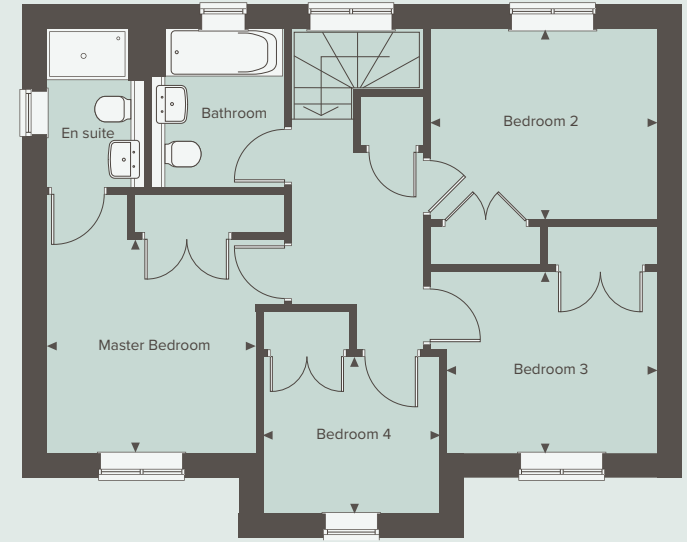
Plots 10, 17, 24, 25, 63, 69, 73 & 81

Plots 17, 25, 69 & 73 have a linked garage

TOTAL AREA 1,212 SQ FT | 112.5 SQ M



GROUND FLOOR



FIRST FLOOR



CORNELIAN FIELDS

WHEATCROFT

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE

The kitchen/dining area has direct access to the garage and a useful utility room and French double doors to the garden. Three of the four bedrooms feature fitted wardrobes and the master bedroom has a luxurious en suite.

GROUND FLOOR

Kitchen/Dining Area	5.64m x 3.67m	18'5" x 12'0"
Living Room	4.87m x 3.39m	16'0" x 11'1"
Garage	6.01m x 3.01m	19'7" x 9'9"

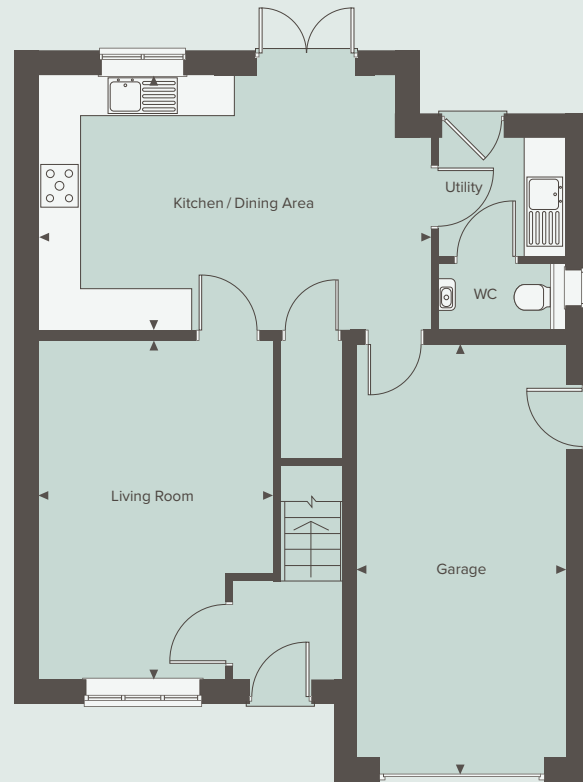
FIRST FLOOR

Master Bedroom	4.08m x 3.39m	13'4" x 11'1"
Bedroom 2	3.11m x 2.89m	10'2" x 9'5"
Bedroom 3	3.51m x 2.25m	11'5" x 7'4"
Bedroom 4	3.32m x 2.43m	10'9" x 8'0"

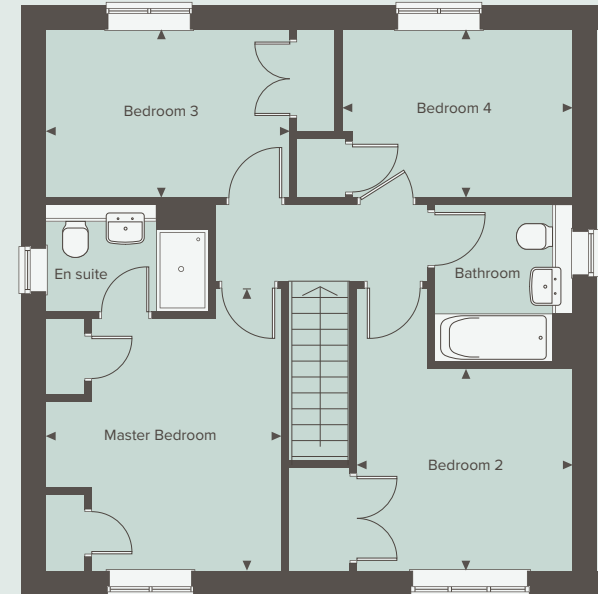
Plots 16, 18, 20, 21, 23, 31, 44, 45, 48, 54, 57, 64, 77 & 83

Plots 18, 21, 23, 31, 44 & 48 are handed

TOTAL AREA 1,144 SQ FT | 106.3 SQ M



GROUND FLOOR



FIRST FLOOR



CORNELIAN FIELDS

WHITESTONE

3 BEDROOM SEMI-DETACHED HOME WITH PARKING OR LINKED GARAGE

This attractive home is unusual in that the entire ground floor is open-plan, with flexible space for cooking, dining and living. There is access to the garden through French double doors. All three bedrooms have wardrobes or storage, while the master bedroom is en suite.

GROUND FLOOR

Kitchen/Dining Area	7.03m x 3.07m	23'0" x 10'0"
Living Area	3.83m x 3.70m	12'5" x 12'1"

FIRST FLOOR

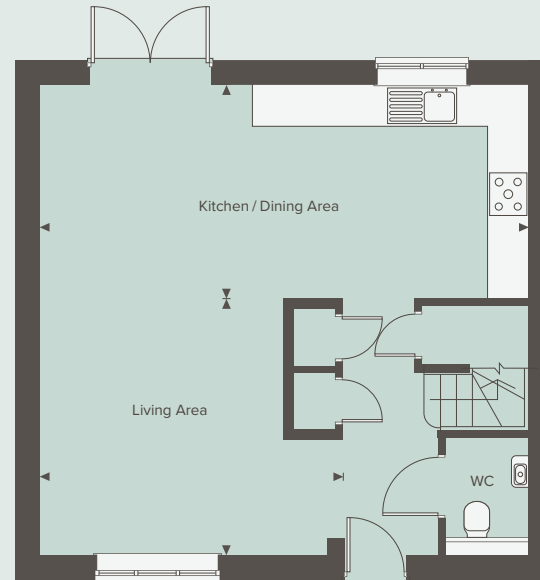
Master Bedroom	3.09m x 2.79m	10'1" x 9'1"
Bedroom 2	3.36m x 2.94m	11'0" x 9'6"
Bedroom 3	3.09m x 2.28m	10'1" x 7'5"

Plots 27, 67, 68, 92, & 93

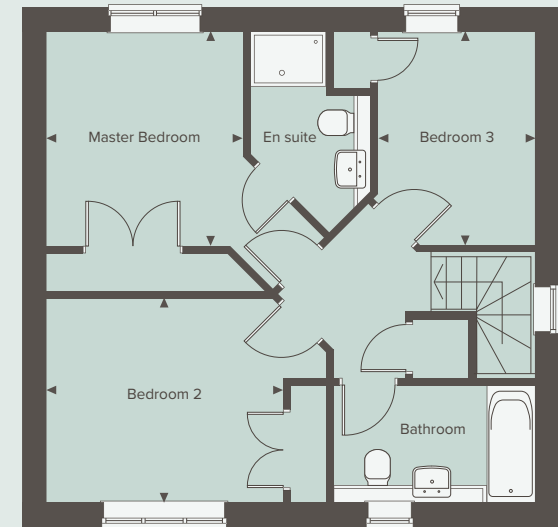
Plots 68 & 93 are handed

Plots 67 & 68 have linked garages

TOTAL AREA 1,044 SQ FT | 97 SQ M



GROUND FLOOR



FIRST FLOOR



- CORNELIAN FIELDS -

A SUPERIOR SPECIFICATION

Because it is Kebbell, you can expect the very best. Every home at Cornelian Fields has the same, high specification that brings together leading brand appliances, beautiful kitchens and bathrooms, and the latest in technology and security. All have underfloor heating to the ground floor, integrated appliances, vanity units and generous storage. Lasting quality is the keynote.



A KITCHEN THAT IS A CUT ABOVE

- Fitted kitchen by Roundel, with Shaker-style doors
- Contemporary square edge laminate work surface and upstand
- Complementary ceramic floor tiles to kitchen/dining/family area
- Zanussi integrated dishwasher
- Zanussi integrated fridge/freezer
- Zanussi ceramic hob
- Zanussi stainless steel double oven in 3 and 4 bedroom houses, single oven to 2 bedroom houses
- Caple stainless steel extractor hood
- Stainless steel 1½ bowl sink
- Glamorous under wall unit and plinth lighting
- Connections for washer-dryer or washing machine and tumble dryer in utility rooms

BEAUTIFULLY PLANNED BATHROOMS

- Stylish Zanetti vanity unit to en suite and WC, to bathroom if there is no en suite
- Shower and showerscreen over bath in bathroom where there is no en suite
- RAK toilet with soft close seat
- Vado basin mixer tap with pop-up waste
- Shower with low profile tray to en suite
- Shower mixers are all thermostatically controlled
- Chrome towel rail to bathroom and en suite
- Full height tiling to shower enclosures and selected walls, large format tiling to floors
- Chrome shaver socket to bathroom and en suite

PERFECT IN EVERY DETAIL

- Contemporary Vicaima Natura oak internal doors. Part-glazed doors to kitchen/dining/family area and living room
- Vicaima Natura oak doors to wardrobes with shelf and hanging rail
- Walls painted with vinyl matt emulsion in modern shade
- Ceilings painted with white matt emulsion for a sleek, attractive finish
- Woodwork in brilliant white gloss
- Satin brushed steel door handles

COMFORT MEETS TECHNOLOGY AND ENERGY EFFICIENCY

- Sky Q connection point in living room with wiring to roof space for you to add your own satellite dish if you choose to subscribe to Sky
- Each property is provided with ultra-fast broadband to a destination point in the hall cupboard for connection to your provider's wireless router
- USB socket to kitchen and master bedroom
- Luxurious underfloor heating to ground floor
- Ideal Standard pressurised combination boiler
- Low energy lighting throughout
- Sleek chrome sockets to kitchen
- Chrome downlighters to kitchen, utility room (where applicable), bathroom, en suite and WC

OUTSIDE FINISHING TOUCHES

- Multi-locking points composite front door with uPVC frame conforming to Secured By Design standards
- uPVC windows with locks
- White garage door by Garadoor
- Front gardens are landscaped, rear gardens are top-soiled and levelled to natural contours
- Outside tap
- Generously sized patios and paths in buff riven paving
- External lights to front, rear and French double doors to enhance your comfort and safety

PEACE OF MIND

- Hard-wired intruder alarm to ground floor and integral garage (where applicable)
- Mains operated smoke and carbon monoxide alarms with battery back-up
- Every home is covered by the 10 year NHBC Buildmark Warranty and Kebbell's own comprehensive customer care charter



KEBBELL: FOR HOW YOU LIVE

No matter how you live, a Kebbell home is for living. It is simple to say, but not so easy to achieve. Our work starts with looking at everything from a customer's point of view. What will add convenience, comfort, pride and joy to your life? From that essential starting point our team of professionals design and build homes without compromise and have done for over 65 years. The result? A timeless quality and an understated elegance, perfectly in tune with the life you want to live.



“RIGHT FROM OUR FIRST DEVELOPMENT AT CARPENDERS PARK IN HERTFORDSHIRE WE HAVE FOCUSED ON CREATING HOMES OF EXCEPTIONAL QUALITY IN PRIME LOCATIONS. BUT JUST AS IMPORTANT HAS BEEN OUR PHILOSOPHY TO BUILD HOMES THAT ENHANCE THE WAY PEOPLE LIVE THEIR LIVES.”

NICK KEBBELL

CHOOSE KEBBELL WITH CONFIDENCE

We laid our first foundations in 1953 and since then our craftspeople have built exceptional homes all over the country from Hampshire to Durham.

Today we continue to deliver new ideas, creating timeless properties that are a pleasure to live in and which can be cherished for years to come.

ENHANCING OUR CUSTOMERS LIVES

Every Kebbell home is designed to complement and enhance your life. Smart design, meticulously planned interiors, the finest materials – all these elements define the way we work. The resulting designs and specification include convivial kitchen and family areas creating a warm and welcoming heart to every home; accommodation which flows naturally in tune with daily living; luxurious underfloor heating and plenty of storage. With a Kebbell home, every small detail is carefully considered.

EXPERIENCE TO CREATE TIMELESS PROPERTIES – FROM THE HEART

We are an experienced and progressive company with a close knit, trusted and knowledgeable team of professionals who share a resolute desire to create homes without compromise. Driven by market research and feedback, we take pride in what we do and how far we will go to ensure we are continually placing our customer's needs and desires at the heart of everything we do. This means our buyers can invest with confidence in the knowledge that their new home comes with only the very best in design, build and finish.





HOW TO FIND US

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