

## OFFICE HOURS:

Monday to Friday	9 am	to	5 pm
Saturday	9 am	to	2 pm
Sunday and Bank Holidays	12 noon	to	2 pm



## 10 good reasons to choose DMA

- \* Open 7 days a week.
- \* Filey's longest established family run independent estate agency.
- \* Prompt efficient friendly service.
- \* 360° virtual tours and floor plans.
- \* Free advertising: no sale - no charge.
- \* Free no obligation market valuation.
- \* Free accompanied viewing.
- \* Dedicated sales progression.
- \* Prominent town centre location.
- \* Modern walk-round self selection display.

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Proprietors: David Mansfield ATTON FNAEA.  
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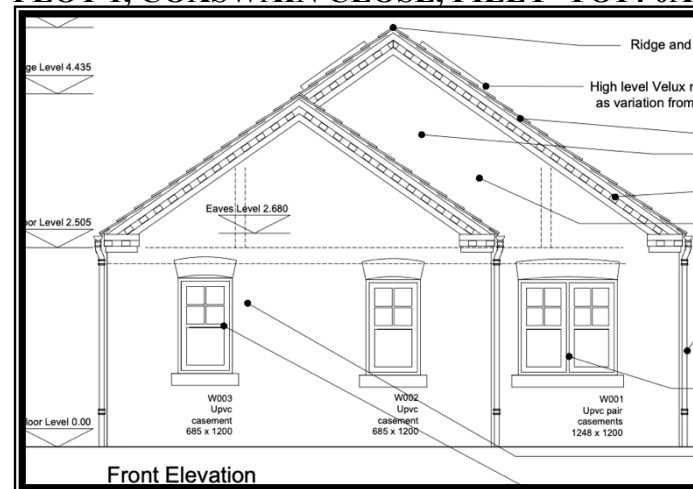
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# DMA

ESTATE  
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## PLOT 1, COXSWAIN CLOSE, FILEY YO14 0AD



Freehold £325,000

### FEATURES

- \* New build two / three bedroom detached bungalow.
- \* Completion due early 2024.
- \* Approximately 120 square metres.
- \* Located at the head of a cul-de-sac.
- \* Open plan living kitchen. Early reservation will allow a choice of kitchen units / appliances from specific ranges with the option to upgrade if desired.
- \* Gas central heating.
- \* Upvc double glazing.
- \* Rear garden.
- \* Parking for two cars.
- \* EV charging point.
- \* Please enquire for further details.

### ACCOMMODATION IN BRIEF

GROUND FLOOR: Composite Front Door to Hall. Study / Bedroom.  
Bathroom. Living Kitchen. Bedroom.

FIRST FLOOR: Master Bedroom with ensuite.

OUTSIDE: Rear garden. Parking for two cars.

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PLOT 1, COXSWAIN CLOSE, FILEY

**Composite Front Door to:**

**ENTRANCE HALL**

Upvc double glazed window.

**LIVING KITCHEN** **5.50m x 6.5m** (18'0" x 21'4")

Built-in understairs cupboard. Fitted kitchen. **Early reservation will allow a choice of kitchen units / appliances from specific ranges with the option to upgrade if desired.** Wall mounted gas central heating boiler. Two radiators. Upvc double glazed window. *Upvc French doors to garden.*

**BEDROOM TWO** **3.19m x 4.12m** (10'5" x 13'5")

Radiator. Upvc double glazed window.

**STUDY / BEDROOM THREE** **3.41m x 2.16m** (11'2" x 7'10")

Radiator. Two upvc double glazed windows.

**BATHROOM** **2.65m x 2.16m** (8'7" x 7'10")

Shower cubicle with mixer shower. Bath, handbasin and wc. Extractor fan. Upvc double glazed window.

**FIRST FLOOR:**

**LANDING**

Storage cupboard.

**MASTER BEDROOM** **3.72m x 4.65m** (12'2" x 15'3")

Radiator. Upvc double glazed window. Four 'Velux' windows.

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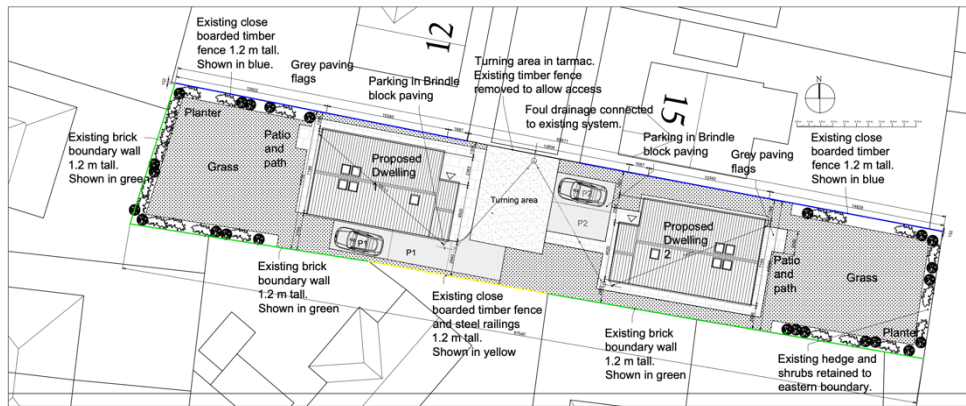
**ENSUITE**

**2.82m x 2.14m (9'3" x 7'0")**

Shower cubicle with mixer shower. Handbasin and wc. Extractor fan. 'Velux' window. Storage cupboard.

**OUTSIDE:**

Rear garden. Parking for two cars. **EV charging point.**



**DIRECTIONS:**

From the DMA office follow the one-way system round turning left onto Station Avenue. Go straight across the roundabout and over the railway crossing. Take the first turning on the left onto Clarence Drive and follow the road round. Turn right just before the Infants School bearing slightly left at the roundabout onto Seadale Gardens. Take the first turning on the right into Coxswain Close. The property is located at the head of the cul-de-sac.

**FLOOR PLAN**



**Viewing strictly by appointment only through DMA Estate Agents**