

MERE VIEW MEADOWS

HULL ROAD, HORNSEA



A collection of beautifully designed 2, 3 & 4 bedroom houses and 2 & 3 bedroom bungalows located in a privileged & peaceful setting overlooking Hornsea Mere.



FOXGLOVE
HOMES

HOMES WITH PERSONALITY

Welcome to Mere View Meadows

Beautifully positioned overlooking Yorkshire's largest freshwater lake Hornsea Mere, Mere View Meadows, is a contemporary collection of 65 new homes in Hornsea.

Enjoying a privileged semi-rural setting with direct access to the coastline via a pleasant nature walk which also links to the Transpennine Trail, this is a thoughtfully blended collection of high specification, elegantly designed 2, 3 & 4 bedroom stylish houses and versatile unique 2 & 3 bedroom bungalows.

Hornsea offers a wide range of amenities, services and leisure facilities and both the local infant and junior schools are rated as 'Outstanding' by Ofsted.







Artist Impression



Artist Impression

More Home for Your Money at Mere View Meadows

Our promise to give our purchasers more home for their money is echoed through our thorough attention to detail. We appreciate that a touch more thought here and some extra attention there, such as spotlights, chrome sockets & switches and outdoor sockets, can make a big difference to your lasting contentment in your new home.

Mere View Meadows reflects our commitment to providing Homes with Personality, evident not only from the contemporary, striking architectural design of each type of home, including our modern bungalows which provide stylish accessible living for all the family, but also from our unrivalled home specification which notably includes many superior fixtures and fittings as standard.

Internally, the layout of each home has been carefully considered to maximise your living space with desirable open-plan living at the heart of our homes.

High specification kitchens with integrated appliances are set within bright and airy living and dining areas. All plots also include bi-folding doors leading out from the kitchen dayroom to the gardens, to fuse the inside and outside space.

When it comes to bathrooms and en-suites, we make luxury the new normal with stunning fully tiled walls & floors and quality fixtures and fittings including a vanity unit.

Externally, homes enjoy a turfed garden and paved patio area to the rear and depending on the house type, garage with sectional door and driveway parking. Every Mere View Meadows home comes with a 10 year LABC new homes warranty for extra peace of mind.

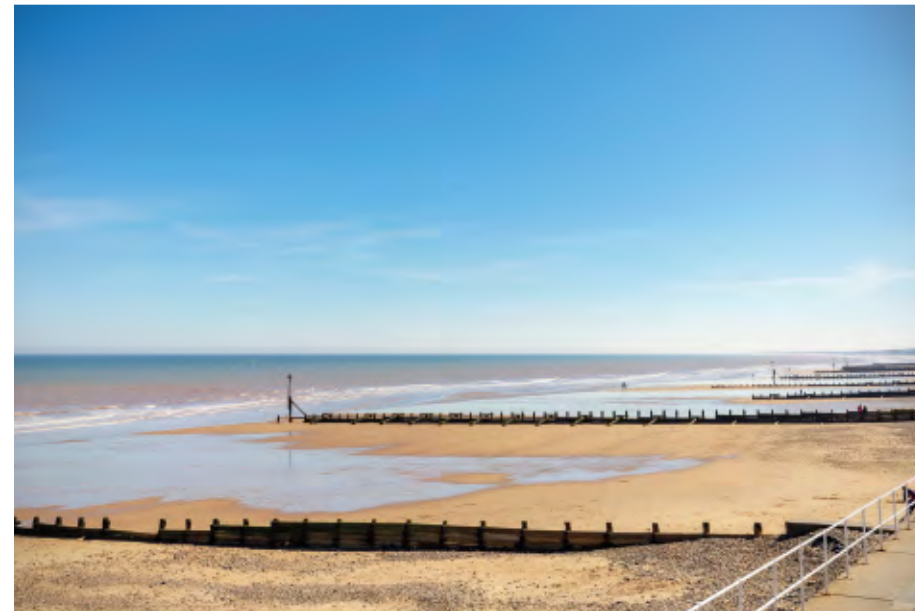
At the Heart of Hornsea

Mere View Meadows enjoys a truly enviable and privileged setting, just footsteps away from the largest fresh-water lake in Yorkshire, Hornsea Mere. The Mere offers boating opportunities together with leisure facilities, walks and a cafe. Also an RSP Bird Reserve and designated a Site of Special Scientific Interest, you will find peace and tranquillity in abundance here.

The town itself offers a range of activities and amenities. From the bustling sea front and stretches of sandy beaches which are accessible via a nature walk starting at Mere View Meadows, to Hornsea Leisure Centre which is a state-of-the art leisure facility, swimming pool and community learning hub with a library and other community services.

Hall Garth Park is 28 acres of green parkland at the centre of the town. The park includes numerous walks, children's play facilities and hosts numerous outdoor events each year. Hornsea offers a wide range of independent restaurants and bars, some of which offer alfresco dining and a number are dog friendly. There are also a number of fish and chip restaurants, including the award-winning Whiteheads.

The town has good road connectivity to the wider region via the A1035 to the South which leads to Beverley and Hull and the A165 to the North which connects to Bridlington and Scarborough. Beverley Train Station is less than 15 miles from Mere View Meadows, which offers direct trains to London.



Eat, Cook and Socialise

We know kitchens aren't just for cooking in, which is why we've paid great attention to the design and layout of our kitchen dayrooms to ensure the space is versatile, practical and stylish.

Unlike many other new build developers, with Foxglove Homes, not only do you get a fully integrated kitchen as standard, but you also have a greater choice of both kitchen style and colour to really make the house your home.

The Vista

The flawless silhouette is the outstanding feature of the Vista kitchen range. With unbroken lines, these handleless kitchens are minimal and stylish. The carefully considered colour palette complements the matt finish, adding a subtle warmth to your kitchen.

The Kensington

The Kensington range captures the timeless country feel, while offering an amazingly stylish twist. It features a framed shaker door design with a mix of modern and traditional handles and an array of elegant colours to choose from.





Artist Impression



Luxury Bathrooms

Our homes boast luxurious bathroom and en-suites with our fully-tiled approach resulting in a clean, elegant, and timeless look. Thanks to their functionality and intricate design, the ceramic tiles achieve excellent results as a surface in terms of aesthetics and functionality.

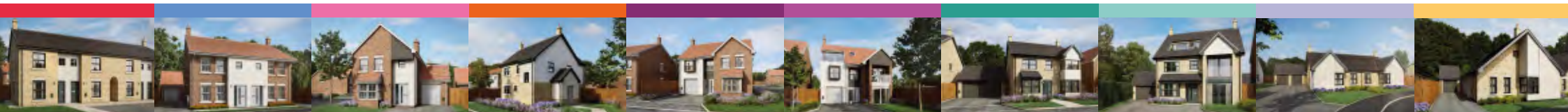
We also offer a feature tile, depending on your tile selection, which enhances the shower & bath areas and compliments the overall contemporary design. A vanity sink unit, shaving point and heated towel rail are also included in all en-suites and bathrooms.



Choose your new home and its location by using our colour-coded, numbered map



Nature walk linking to Trans Pennine Trail



The Poppy

Plots 12, 13, 14, 15, 16,
44, 45, 62, 63, 64, 65
2 bedrooms

The Bluebell

Plots 6, 7, 17, 18,
20, 21, 36, 35, 38,
39, 42, 43, 46, 47
3 bedrooms

The Rose

Plots 23, 26, 29, 30,
32, 41, 49, 51
3 bedrooms

The Honesuckle

Plot 24, 40
3 bedrooms

The Violet

Plots 5, 19, 22, 25, 31,
33, 52, 53
4 bedrooms

The Violet+

Plots 1, 2
4 bedrooms

The Jasmine

Plots 4, 27, 28,
34, 48, 50
4 bedrooms

The Jasmine+

Plot 3
4 bedrooms

The Lily

Plots 58, 59, 60, 61
2 bedrooms

The Daisy

Plots 54, 55, 56, 57
3 bedrooms



THE POPPY

HULL ROAD, HORNSEA

The Poppy is a sleek 2 bedroom cottage-style home.

Inspired by country cottage living, The Poppy is sleek and compact. A welcoming entrance leads to the cosy living room. To the rear is a contemporary open-plan kitchen dayroom which, with its stylish bi-folding doors, provides access to the rear garden.

Upstairs, there are two double bedrooms and a modern family bathroom. The Poppy has designated parking to the front of the property.



The Poppy Floor Plan



Ground Floor



First Floor

Dimensions

Lounge

4.5m x 3.3m

Kitchen/Day Room

3.9m x 4.2m

Master Bedroom

3.6m x 4.2m

Second Bedroom

2.8m x 4.2m

Bathroom

1.9m x 2.0m

The poppy

70m² (753 sq ft)

THE BLUEBELL

HULL ROAD, HORNSEA

The beautiful Bluebell is a 3 bedroom semi-detached home enjoying an impressive master bedroom and stylish en-suite.

An inviting entrance hall leads to the generously proportioned living room which, thanks to two large windows, is swathed in natural light. To the rear is a spacious and modern open-plan kitchen dayroom with bi-folding doors opening out on to the garden. A separate utility, WC and storage cupboard complete the downstairs.

The first floor has 3 elegant double bedrooms and a modern family bathroom. The luxury master bedroom also has a stylish en-suite with a corner shower. We offer the Bluebell with and without a detached garage.



The Bluebell Floor Plan



Ground Floor



First Floor

Dimensions

Lounge

3.6m x 4.0m

Kitchen/Day Room

3.1m x 5.1m

1.1m x 2.5m

Utility

1.5 x 1.8m

Master Bedroom

3.7m x 4.0m

En-suite

2.0m x 1.7m

Second Bedroom

2.6m x 3.0m

Third Bedroom

3.1m x 1.9m

Bathroom

1.9m x 1.9m

The Bluebell

90m² (968 sq ft)

Plus garage

THE ROSE

HULL ROAD, HORNSEA

The Rose is a luxury detached 3 bedroom family home with an impressive open-plan kitchen dayroom.

A spacious entrance hall invites you into this exceptional home. A feature of the large lounge is a beautiful bay window which fills the room with natural light. An impressive open-plan kitchen dayroom, with bi-folding doors out to an expansive rear garden, really gives the space a light and fresh ambience. A separate utility, WC, and generous storage cupboard complete the downstairs.

Upstairs three spacious double bedrooms and a luxurious family bathroom are accessed from a central landing. The elegant master bedroom, complete with deluxe en-suite, enjoys two large windows creating a bright and tranquil place to rest. The Rose benefits from an attached garage with internal access from the kitchen dayroom for added versatility.



The Rose Floor Plan



Ground Floor



First Floor

Dimensions

Lounge

4.4m x 3.4m

Kitchen/Day Room

3.1m x 5.5m

1.6m x 2.3m

Utility

1.6m x 1.8m

Master Bedroom

3.8m x 3.4m

En-suite

2.7m x 1.9m

Second Bedroom

3.1m x 3.0m

Third Bedroom

3.1m x 2.3m

Bathroom

2.2m x 2.0m

The Rose

100m² (1,076 sq ft)

Plus garage

THE HONEYSUCKLE

HULL ROAD, HORNSEA

The generous Honeysuckle is a premium 3 bedroom detached home boasting an abundance of light and space.

The welcoming entrance hall really sets the tone for this larger 3 bedroom home. A feature of the large lounge is a bi-folding door which fills the room with natural light and provides access straight into the garden. The open-plan kitchen dayroom, also with bi-folding doors out to an expansive rear garden, is the ultimate setting for family and entertaining!

A separate utility, WC, and useful storage cupboard complete the downstairs. Upstairs three elegant double bedrooms and a luxurious family bathroom are accessed from a central landing. The stunning master bedroom benefits from windows at two elevations together with a deluxe en-suite.



The Honeysuckle Floor Plan



Ground Floor



First Floor

Dimensions

Lounge

4.0m x 3.7m

Kitchen/Day Room

6.5m x 4.3m

Utility

2m x 1.6m

Master Bedroom

4m x 3.7m

En-suite

2.6m x 1.3m

Second Bedroom

2.8m x 3.8m

Third Bedroom

3.9m x 2m

Bathroom

2m x 1.9m

The Honeysuckle

108m² (1,160 sq ft)

Plus Garage

THE VIOLET

HULL ROAD, HORNSEA

The Violet is a sumptuous, generously proportioned 4 bedroom detached home with integral garage.

A spacious hallway greets you as you enter The Violet. The focal point of the plush living room is a beautiful double bay window which fills the room with natural light. The state-of-the-art island kitchen is set within an airy open-plan dayroom which has bi-folding doors spanning the full width of the room leading out to the large rear garden. A separate utility, WC, and large storage cupboard complete the downstairs.

Upstairs is pure opulence! The impressive master suite comprises a walk-through dressing area and deluxe en-suite. Three further double bedrooms and a large contemporary family bathroom complete the first floor.



The Violet Floor Plan



Ground Floor



First Floor

Dimensions

Lounge

4.2m x 3.7m

2.2m x 0.9m

Kitchen/Day Room

4.6m x 5.7m

Utility

1.8m x 1.9m

Master Bedroom

3.2m x 3.7m

Dressing Room

1.5m x 2.6m

En-suite

1.2m x 2.6m

Second Bedroom

4.0m x 3.1m

Third Bedroom

2.6m x 3.6m

Fourth Bedroom

3.8m x 3.1m

Bathroom

2.8m x 3.1m

The Violet

127m² (1,367 sq ft)

Plus Garage



THE VIOLET+

HULL ROAD, HORNSEA

The Violet+ includes all the features of our popular Violet house type with a few additional extras to ensure the ultimate in flexible living.

To the first floor a new full height double bay window which leads out to a balcony from the master suite provides the most tranquil spot to savour the view whatever time of day!

Finally, the showstopping additional family entertainment room (or 5th bedroom) is on the 2nd floor and spans the entire footprint of the house. Full height glazed doors lead out to a stunning outdoor terrace.



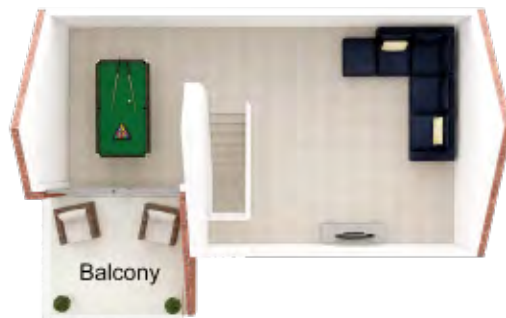
The Violet+ Floor Plan



Ground Floor



First Floor



Second Floor

Dimensions

Lounge

4.2m x 3.7m
Plus additional
2.3 x 1.1 glass bay

Kitchen/Day Room

5.7m x 4.6m

Utility

1.8m x 1.9m

Master Bedroom

3.2m x 3.7m Plus
External Balcony
Terrace

Dressing Room

1.5m x 2.6m

En-suite

1.2m x 2.6m

Second Bedroom

4.1m x 2.9m

Third Bedroom

3.6m x 2.6m

Fourth Bedroom

2.3m x 2.1m &
1.7m x 2.9m

Bathroom

2.8m x 3.1m

Second Floor Family room

Snug
3.1m x 3.1m
Entertaining room
4.6m x 4.6m

Plus external
Terrace

The Violet+

170m² (1,830sq ft)
Plus Garage

THE JASMINE

HULL ROAD, HORNSEA

The Jasmine is a glamorous, spacious & extremely generously proportioned 4 bedroom detached home with separate garage.

From the open entrance hallway, there is a large living room with beautiful bay window, plus an additional versatile downstairs room suitable for use as a snug, dining room, playroom or office! At the rear of the home a state-of-the-art island kitchen is set within an airy open-plan dayroom. Bi-folding doors span the full width of the room which leads out to the large rear garden which is furnished with patio, turf, outdoor sockets and lighting. A separate utility & half-tiled WC complete the downstairs.

Upstairs the remarkable master suite comprises a walk-through dressing area and deluxe en-suite. Three further double bedrooms, one with ensuite, a great contemporary family bathroom and a useful storage cupboard complete the first floor.



The Jasmine Floor Plan



Ground Floor



First Floor

Dimensions

Lounge

5.1m x 3.7m

Snug

3.5m x 2.9m

Kitchen Dayroom

8.6m x 4.1m

Utility

2.1m x 1.6m

Master Bedroom

3.5m x 3.5m plus 2m
x 0.9m

Wardrobe

2.1m x 1.7m

Ensuite

2m x 2m

Second Bedroom

3.9m x 4m

Ensuite

1.8m x 1.7m

Third Bedroom

3.3m x 3.2m

Fourth Bedroom

3m x 2.9m

Bathroom

2m x 2.8m

Cupboard

2.1 x 0.8m

The Jasmine

163M2 (17,55SQ FT)
PLUS garage

THE JASMINE+

HULL ROAD, HORNSEA

The one of a kind Jasmine+ includes all the features of our glamorous Jasmine house type with a few exclusive extras!

Full height glass in the beautiful double bay window has added an extra wow factor to the living room.

To the first floor a full height double bay window which leads out to a balcony from the master suite provides the most tranquil spot to savour the view whatever time of day!

Finally, the showstopping additional family entertainment room (or 5th bedroom) is on the 2nd floor and spans the entire footprint of the house. The Jasmine+ also boasts a separate kitchen area within this space which, with the fully height glazed doors leading out to stunning outdoor terrace balcony, finish this incredible entertaining area!



The Jasmine+ Floor Plan



Ground Floor



First Floor



Second Floor

Dimensions

Lounge

5.1m x 3.7m

Snug

3.5m x 2.9m

Kitchen Dayroom

8.6m x 4.1m

Utility

2.1m x 1.6m

Master Bedroom

3.5m x 3.5m plus 2m x 0.9m

Wardrobe

2.1m x 1.7m

Ensuite

2m x 2m

Second Bedroom

3.9m x 4m

Ensuite

1.8m x 1.7m

Third Bedroom

3.3m x 3.2m

Fourth Bedroom

3m x 2.9m

Bathroom

2m x 2.8m

Cupboard

2.1 x 0.8m

The Jasmine+

Total 203M2 (2,185 Sq Ft) excluding balcony terrace PLUS garage



THE LILY

HULL ROAD, HORNSEA

The Lily is a striking contemporary 2 bedroom bungalow.

A stunning open-plan kitchen and living area forms the heart of this generously appointed level-access home. Bi-folding doors swathe the entire space with natural light and lead out to the rear garden.

The master bedroom boasts a deluxe en-suite, and the second double bedroom and modern family bathroom complete the home. We offer the Lily with and without a detached garage.



Artist Impression

The Lily Floor Plan



Dimensions

Living & Kitchen

4.9m x 6.3m

Master Bedroom

3.6m x 3.0m

En-suite

1.3m x 2.1m

Second Bedroom

3.2m x 3.2m

Bathroom

2.0m x 1.9m

Hall

1.3m x 2.9m

The Lily

65m² (700 sq ft)

Plus Garage

THE DAISY

HULL ROAD, HORNSEA

The Daisy is a unique spacious 3 bedroom bungalow.

At the heart of this unique level-access home is a contemporary open-plan kitchen and living area. Bi-folding doors spanning the width of the house unite the rear garden to this exceptional space which includes a state-of-the-art kitchen.

The truly remarkable master bedroom, with its deluxe en-suite, boasts a striking glazed wall panel to create a wonderfully bright and tranquil retreat. The Daisy offers two further well-appointed bedrooms and a luxury family bathroom. A detached garage is accessed at the end of the private driveway.



The Daisy Floor Plan



Dimensions

Living & Kitchen

4.3m x 7.5m

Master Bedroom

3.4m x 3.4m

En-suite

1.7m x 2.3m

Second Bedroom

4m x 2.8m

Third Bedroom

2.3m x 2.4m

Bathroom

2.0m x 2.3m

Hall

1.2m x 3.4m

The Daisy

Size 79m² (850 sq ft)

Plus garage



Specifications

At Foxglove Homes we delight in giving you more home for your money with unrivalled high specification features included as 'standard'. Of course, our aim is to give you the home of your dreams so when it comes to your personalisation meeting, we'll endeavour to accommodate additionally costed requirements, from solid worksurfaces to fitted wardrobes.

INTERNAL FINISHES

- Ceilings and walls – flat skim finish and matt emulsion paint
- Contemporary square skirting and architrave with white satin finish
- Contemporary heavyweight oak doors
- Brushed chrome lever furniture and fittings
- Feature staircase with white satin paint

KITCHEN

- Luxury kitchens by Moores from their Definitive Vista or Kensington range
- Choice of laminate worksurfaces
- Stainless steel bowl sink and mixer tap
- AEG built-in oven
- AEG built-in microwave
- AEG ceramic hob
- Integrated dishwasher
- Integrated extraction hood
- Integrated fridge freezer

UTILITY

- Cupboards and worktop to match kitchen choice
- Space for washing machine and dryer

BATHROOM AND EN-SUITE

- White sanitaryware suites
- Vanity unit in bathrooms & ensuites
- Mixer taps
- Thermostatically controlled shower
- Low profile shower trays

BI-FOLDS

- Powder coated aluminium bi-fold doors to rear

TILING

- Fully-tiled en-suites and bathrooms
- WC half-tiled to all walls, fully tiled floors

PLUMBING AND HEATING

- Full gas central heating with Ideal Logic ESP1 energy efficient boiler
- White panel radiators throughout, with chrome heated towel rail to bathroom, en-suite and cloakroom

ELECTRICAL

- Smart meters to assist you in monitoring your energy usage
- Chrome sockets and switches to all rooms
- LED spotlights to kitchen, dayroom, utility, hallway, bathrooms, en-suite, cloakroom
- Pre-installed for TV aerial
- Feature external lights to front, rear doors and garage
- Lighting and power points to garage

EV Charging

- All homes have external car charging points

WINDOWS AND EXTERNAL DOORS

- Front and utility door, grained-effect insulated composite door incorporating multi-point locking system
- PVCu double glazed windows
- Insulated sectional garage door

EXTERNAL

- Turfed and landscaped front garden
- Block-paved drive, flagged footpath and patio
- 1.8m boundary fence between gardens
- Outside tap
- Landscaping and trees where shown

WARRANTY

- 10 year LABC warranty

Foxglove Homes reserves the right to amend or remove items from this outline specification which is provided as a guide. Upgrade options are available and chargeable upon ordering.



HOMES WITH PERSONALITY



GET IN TOUCH

To make an enquiry or register your interest email **Quick & Clarke** at **hornsea@qandc.net** or call **01964 537123**

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