



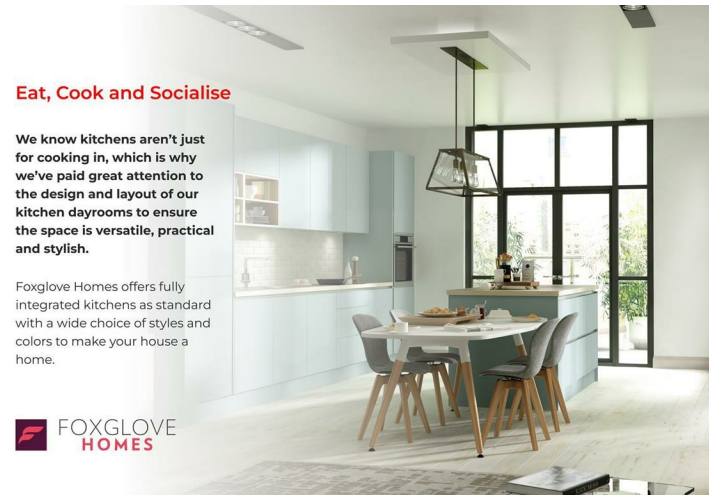
The Poppy Plot 11, 12, 14, 15, 16, 44, 45 2 bedrooms	The Bluebell Plot 17, 20, 21, 26, 28, 30, 31, 42, 43, 46, 47 3 bedrooms	The Rose Plot 29, 30, 32, 40, 37 3 bedrooms	The Honeycuckle Plot 40, 48 3 bedrooms	The Violet Plot 33, 35, 32, 33 4 bedrooms	The Violet+ Plot 1, 2 4 bedrooms	The Jasmine Plot 26, 34, 30 4 bedrooms	The Jasmine+ Plot 3 4 bedrooms	The Lily Plot 22, 23, 24, 25, 26, 24, 30, 34, 37 2 bedrooms	The Daily Plot 22, 23, 24, 25, 26, 24, 30, 34, 37 3 bedrooms
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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.



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.

Foxglove Homes offers fully integrated kitchens as standard with a wide choice of styles and colors to make your house a home.



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 suite
 - Vanity unit in bathrooms & en-suites
 - 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 E8H 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, bathroom, 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 to rear
 - 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 guide specification which is provided as a guide. Upgrade options are available and chargeable upon ordering.



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At the Heart of Honsea

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. You will find peace and tranquility in abundance here.



**Plot 59, The Lily Mere View Meadows, Hull Road,
£264,950**



- 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 1.3 x 2.9m
 - The Lily 65m² (700 sq ft)

The Lily is a striking contemporary 2 bedroom bungalow.
The heart of this spacious level-access home is a stunning open-plan kitchen and living area with bi-fold doors leading to the rear garden. The master bedroom has a deluxe en-suite, while the second double bedroom and modern family bathroom complete the home.

- Striking contemporary bungalow
- 2 bedroom semi detached property
- Stunning open plan kitchen/day room
- Master bedroom with en suite
- Modern family bathroom
- Turfed rear garden
- Large choice of finishes
- High specification kitchens
- Close to Trans Pennine Trail and Hornsea Mere
- Lovely setting on the edge of town

Nestled in the picturesque Mere View Meadows of Hornsea, this charming semi-detached bungalow offers a delightful blend of modern comfort and countryside tranquillity. Boasting a spacious reception room, two cosy bedrooms, and two sleek bathrooms, this new build property is perfect for those seeking a peaceful retreat.

LIVING KITCHEN

16'0" x 20'8" (4.9 x 6.3)

HALL

4'3" x 9'6" (1.3 x 2.9)

MASTER BEDROOM

11'9" x 9'10" (3.6 x 3.00)

EN SUITE

4'3" x 6'10" (1.3 x 2.1)

BEDROOM 2

10'5" x 10'5" (3.2 x 3.2)

BATHROOM

6'6" x 6'2" (2.00 x 1.9)



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- The Lily
65m² (700 sq ft)

VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.