



**Southwold Clayton Drive, Snaith Goole DN14 9EW**



**welcome to**

**Southwold Clayton Drive, Snaith Goole**

This brand new 4-bed detached home offers spacious accommodation including 2 ensuites, open-plan kitchen/ family area, utility room, landscaped gardens, driveway & garage. A 10-yr NHBC warranty is provided for peace of mind. One of several plots still available on this superb development!



Discover modern living in this stunning new-build detached home located in the charming market town of Snaith. Offering 4 spacious bedrooms, including a master bedroom and a second bedroom both with ensembles. This property is ideal for families seeking comfort and style.

The heart of the home is the open-plan kitchen, dining, and family area, complete with a chic island, integrated appliances, and French doors leading to the rear garden. A utility room, downstairs cloakroom, and thoughtful storage add to the home's practicality.

Outside, enjoy turfed gardens with soft landscaping to the front, a fully turfed rear garden with an outside tap, driveway and garage. The reassurance of a 10-year NHBC warranty added for peace of mind.

Plots ready to be moved into right away, offering you the opportunity to settle into a vibrant and welcoming community. Don't miss the chance to make this exceptional property your new home!

DISCLAIMER: Prices as stated already include any builder 5% reductions or incentives. The photos and CGI's are for illustration purposes only and do not reflect each individual property.

### Lounge

12' 1" x 17' 1" ( 3.68m x 5.21m )

### Family Room

14' 8" x 14' 5" ( 4.47m x 4.39m )

### Kitchen/Diner

15' 10" x 14' 5" ( 4.83m x 4.39m )

### Utility Room

7' 7" x 5' 3" ( 2.31m x 1.60m )

### Cloakroom

3' 3" x 6' 8" ( 0.99m x 2.03m )

### First Bedroom

15' 11" x 16' 6" ( 4.85m x 5.03m )

### First Ensuite

8' 5" x 6' 7" ( 2.57m x 2.01m )

### Second Bedroom

9' 3" x 15' 1" ( 2.82m x 4.60m )

### Second Ensuite

5' 2" x 9' 5" ( 1.57m x 2.87m )

### Third Bedroom

10' 5" x 15' ( 3.17m x 4.57m )

### Fourth Bedroom

10' 5" x 15' 1" ( 3.17m x 4.60m )

### Bathroom

6' 11" x 6' 6" ( 2.11m x 1.98m )

### Disclaimer



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## welcome to Southwold, Clayton Drive

- PREMIUM PROPERTY!
- Integrated Appliances & utility area
- Separate Lounge with Bay Window
- Downstairs Cloakroom & thoughtful storage
- Master bedroom and bedroom 2 both with ensuites

Tenure: Freehold EPC Rating: Exempt

# £405,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SEL108457 - 0008

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**william h brown**



**01757 210040**



[Selby@williamhbrown.co.uk](mailto:Selby@williamhbrown.co.uk)



52 Gowthorpe, SELBY, North Yorkshire, YO8 4ET



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**