



Grassington Clayton Drive, Snaith GooleDN14 9EW

welcome to

Grassington Clayton Drive, Snaith Goole

FINAL PHASE NOW AVAILABLE!! Set over 3 floors, this 4-bedroom brand new, detached home in Snaith features an open-plan kitchen/diner with island, master ensuite, two further bathrooms, home office, driveway, garage and turfed gardens. Ready by end of April with a 10-year NHBC warranty.



Discover the perfect blend of modern living and convenience with this stunning new build, nestled in the charming market town of Snaith. This beautifully designed detached house boasts four spacious bedrooms, providing ample space for families or those needing extra room to grow.

Step into the heart of the home, where an open-plan kitchen and dining area awaits, complete with an elegant island, integrated appliances, and French doors leading to the rear garden, flooding the space with natural light. You'll also find a utility room, downstairs cloakroom, and thoughtful storage solutions for added practicality.

The master bedroom features a luxurious ensuite, while a versatile home office ensures the perfect space for productivity or relaxation. Outdoors, the property is equally impressive with turf and soft landscaping to the front garden and a fully turfed rear garden, including an outside tap. The home is completed by a garage, driveway, and the reassurance of a 10-year NHBC warranty.

Plots are set to be fully completed by the end of April—don't miss the chance to make this exceptional property yours. Whether you're drawn to its impeccable design or the vibrant community in Snaith, this home is a rare find.

DISCLAIMER: Please note that photos and CGI's are for illustration purposes only and do not reflect each individual property.

Lounge

12' 9" x 14' 3" (3.89m x 4.34m)

Kitchen/Diner

26' 1" x 11' 8" (7.95m x 3.56m)

Utility

5' 9" x 5' 8" (1.75m x 1.73m)

Cloakroom

5' 9" x 5' 10" (1.75m x 1.78m)

First Bedroom

9' 4" x 13' 9" (2.84m x 4.19m)

Ensuite

9' 1" x 6' 6" (2.77m x 1.98m)

Second Bedroom

9' 7" x 13' 6" (2.92m x 4.11m)

Home Office

9' 4" x 9' 9" (2.84m x 2.97m)

Bathroom

6' 10" x 6' 6" (2.08m x 1.98m)

Third Bedroom

9' 7" x 11' 11" (2.92m x 3.63m)

Fourth Bedroom

9' 6" x 11' 11" (2.90m x 3.63m)

Shower Room

9' x 4' 2" (2.74m x 1.27m)

Disclaimer



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welcome to

Grassington, Clayton Drive

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- OPEN DAY : SATURDAY 26TH APRIL. CALL US TO BOOK A VIEWING SLOT!
- Spacious Open Plan Kitchen/ Dining Area with Island & French Doors to the Rear Garden
- Integrated Appliances & Utility Area
- Downstairs Cloakroom & Storage

Tenure: Freehold EPC Rating: Exempt

£435,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SEL108450 - 0009

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