



Grassington Clayton Drive, Snaith Goole DN14 9EW

welcome to

Grassington Clayton Drive, Snaith Goole

Don't miss this amazing deal which includes choice of flooring! This 4-bed brand new home features an open-plan kitchen/diner, ensuite, 2 further bathrooms, home office, garage and turfed garden. One of several plots available on this superb development! OPEN TO VIEW SAT 19th 5-7pm. Call to book now!



ACT NOW TO SECURE THIS AMAZING DEAL WITH CHOICE OF FLOORING INCLUDED. OPEN TO VIEW SAT 19TH JULY 5-7pm. CALL 01757 210040 TO BOOK !! Discover the perfect blend of modern living 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. 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.

Ready to move into right away —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: 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.



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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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Grassington, Clayton Drive

- OPEN TO VIEW SAT 19th JULY - 5-7pm. CALL TO BOOK!
- CHOICE OF FLOORING INCLUDED
- Downstairs Cloakroom & Storage
- Master bedroom with ensuite
- Bathroom and shower room

Tenure: Freehold EPC Rating: Exempt

£399,995



Please note the marker reflects the postcode not the actual property

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Property Ref:
SEL108450 - 0013

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