

vivly living



The Cedar Plot 25

4 bedroom, open plan living

Whistle Bell Court
SKELMANTHORPE

Plot 25

Version 1.2 April 2025



KEY FEATURES

- Circa 1,486 sq ft of internal living space
- 4 bedrooms
- Open-plan living
- French doors to rear patio
- External EV charging point
- Detached garage
- Private garden
- 10 year premier guarantee
- PV roof panels for low carbon footprint and energy efficiency



With an enviable corner location this feature plot offers outstanding views over greenbelt. Built from natural tumbled Yorkshire stone, this luxury 4-bedroom family home with detached single garage, provides approx. 1486 sq ft of open plan living space.

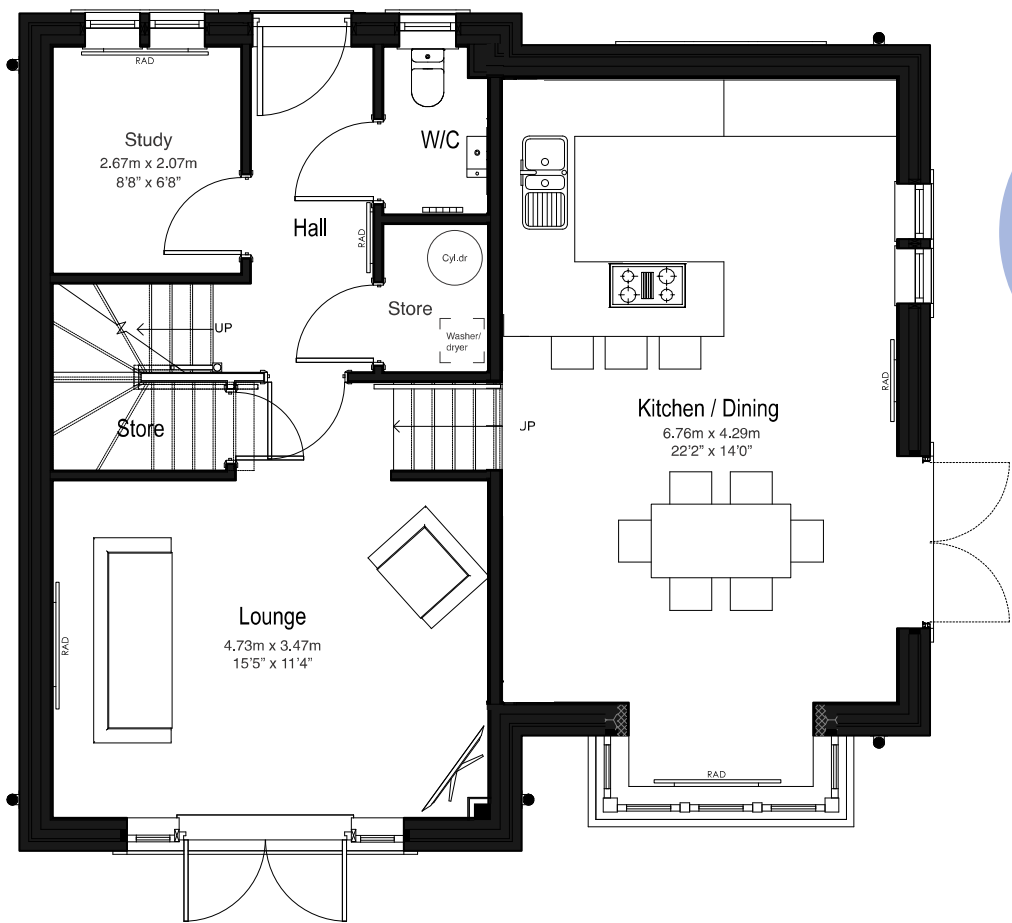
The entrance hall leads through to a family room/study, large storage space and WC. At the end of the hall, you find the spacious light filled lounge with French doors leading out to the split-level terrace and garden. A short staircase takes you into the contemporary kitchen / diner fitted with amazing views over the countryside and doors out to the side terrace and garden.

The first floor consists of a principal bedroom with ensuite and dressing area, two further double bedrooms and a single room, perfect for a home office. There is a separate house bathroom.

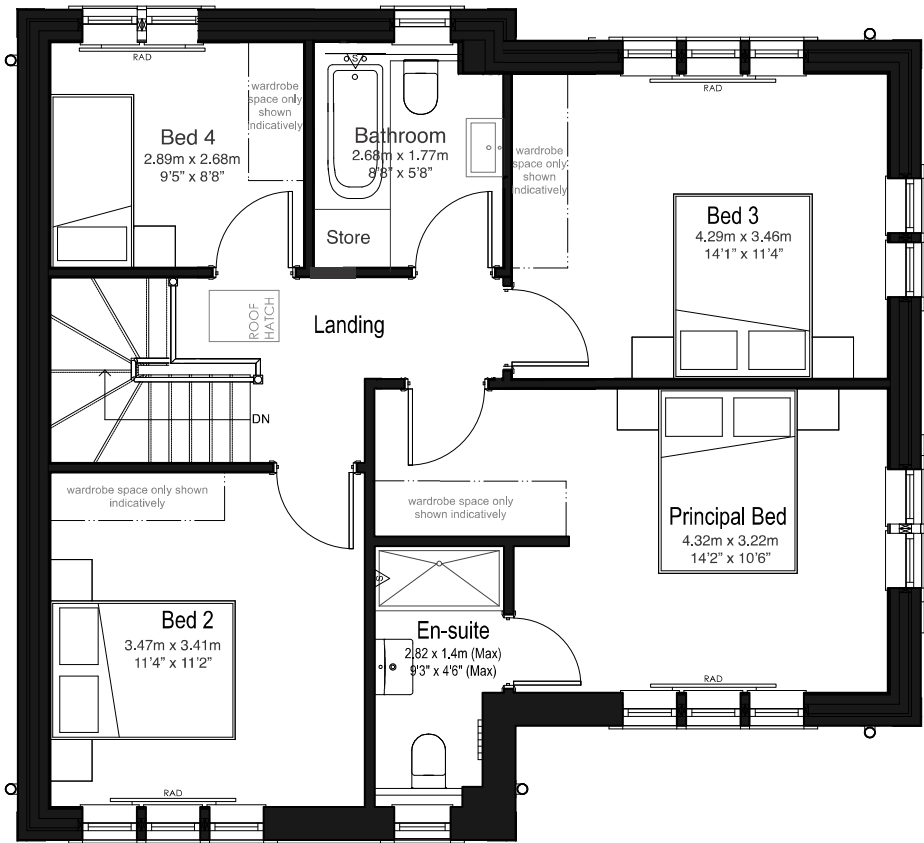
Outside there is a south-east facing private garden with patio perfect for hosting in the summer months. This plot offers amazing unrestricted views of the greenbelt.







GROUND FLOOR
PLAN
70 sq. m / 753 sq. ft.



FIRST FLOOR
PLAN
68 sq. m / 733 sq. ft.

*All dimensions shown are approximate



INTERIOR SPECIFICATION

- Internal oak doors
- Painted walls & woodwork
- MDF skirting and architraves
- Staircase with oak stringer, handrails, newel post & cap, and glass balustrade
- Brushed chrome switches and sockets
- Ground floor lighting - Finished white spot lights throughout
- Feature pendant lighting to lower ground floor kitchen & dining area
- First floor lighting – Finished white spot lights to master bed/en-suites/bathroom
- Single rose light points in remaining bedrooms
- Wiring only for standard front door bell

KITCHEN

- Traditional or contemporary kitchen*
- Bosch appliances: Single oven, combi microwave, warming drawer, venting induction hob, integrated 70/30 fridge freezer, Integrated dishwasher, wine cooler (Amica)
- Undermount sink
- Position for washer/ dryer
- Quartz worktop to main kitchen

FLOOR COVERINGS

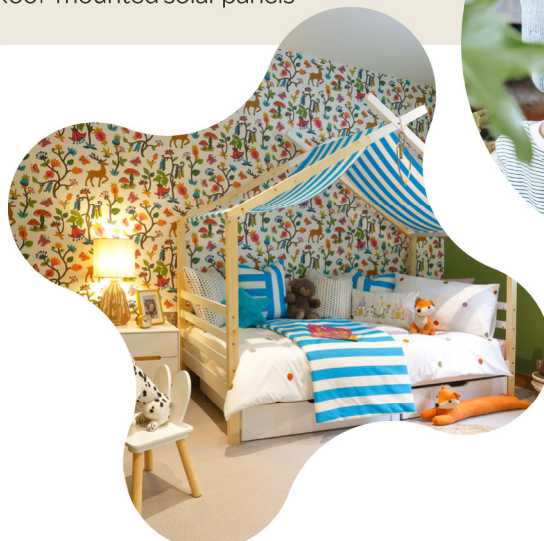
- Tiling to house bathroom and ensuite
- LVT/Karndean to ground floor
- Carpet to bedrooms, landing & stairs

BATHROOMS

- Bathroom - Porcelanosa tiling
- Full height wall tiling to the shower / bath area, half tiling to the sink / toilet wall. Other walls are painted
- Luxury sanitary ware
- House bathroom - Handheld shower, bath and screen
- Vanity unit
- Ensuite - wall mounted shower and screen
- Electric underfloor heating to bathrooms

EXTERNAL SPECIFICATION

- Contemporary upvc windows finished externally in a colour & white interior
- Cottage style composite front door
- UPVC French patio doors
- Flagged terrace & paths
- 16 Amp electric vehicle charging point
- Turf to gardens
- Motorised garage door
- Roof-mounted solar panels



*Choice of kitchen is subject to build stage at point of reservation.

The Vivly Living way

Version 1 - April 2025

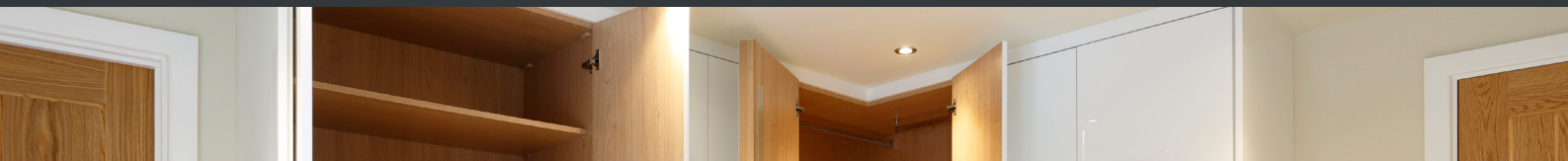
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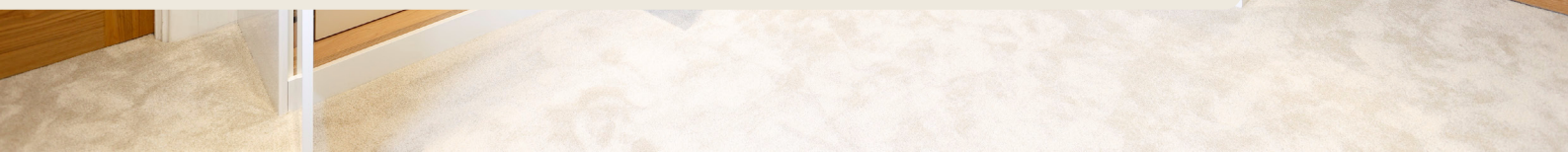
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UPGRADES

- Smart home heating system & door bell hardware
- Bathrooms - upgrade to full tiling
- Washer / tumble dryer where design will allow
- Wardrobes
- Enlarged patio paving area
- Premium carpet
- Herringbone lay pattern LVT to ground floor





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