

vivly living



The Field Maple

Plot *19, 20, 21 & 22*

Spacious 3 bed home, integrated garage and utility room.

Whistle Bell Court
SKELMANTHORPE

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KEY FEATURES

- Circa 1,242 sq ft of internal living space
- 3 bedrooms
- Double glazed French doors
- External EV charging point
- 10 year Premier Guarantee

The Field Maple deceptively large home (1242 sq ft) built on three floors, made from natural tumbled stone, with an integrated garage, utility room and 3 bedrooms. This lovely home is well worth shortlisting in your home buying journey.

With the front door opening to a spacious entrance hall leading through to a utility room, two storage cupboards and a WC/ cloakroom and with access through to the integrated garage.

On the first floor the open plan kitchen diner is a light and airy space with double glazed French door access to the rear terrace and garden area – a perfect spot for some after work relaxation. The large, separate, lounge has an attractive Juliette balcony bringing the outdoors in.

Upstairs you will find a generous principal bedroom with ensuite bathroom, a house bathroom, with Porcelanosa tiling, a second double bedroom and third single bedroom which would make a perfect space for home working overlooking the garden.

Outside there is a rear private South West facing garden, with access from the front of the house, and private parking for two cars – one in the garage, one on the block-paved driveway.



Whistle Bell Court - *Site plan*

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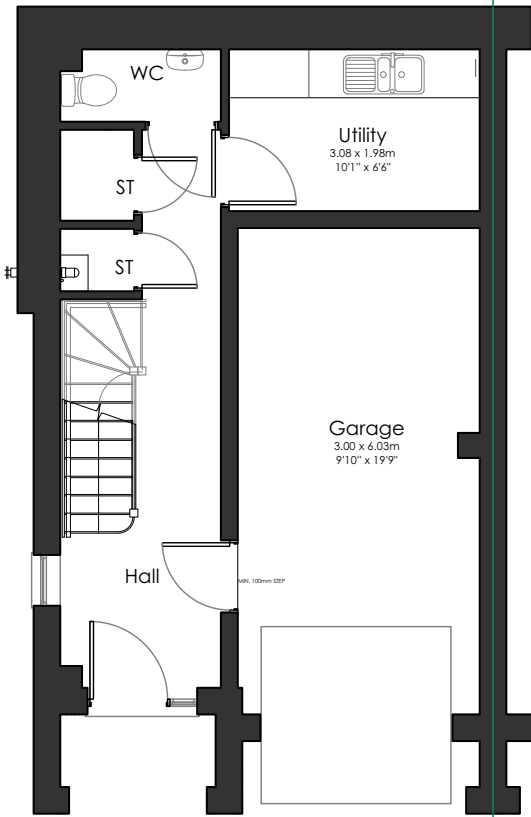
PLOT
19-22

Plot 19 & 21 - Floor plans & dimensions

Version 1 - Oct 2024

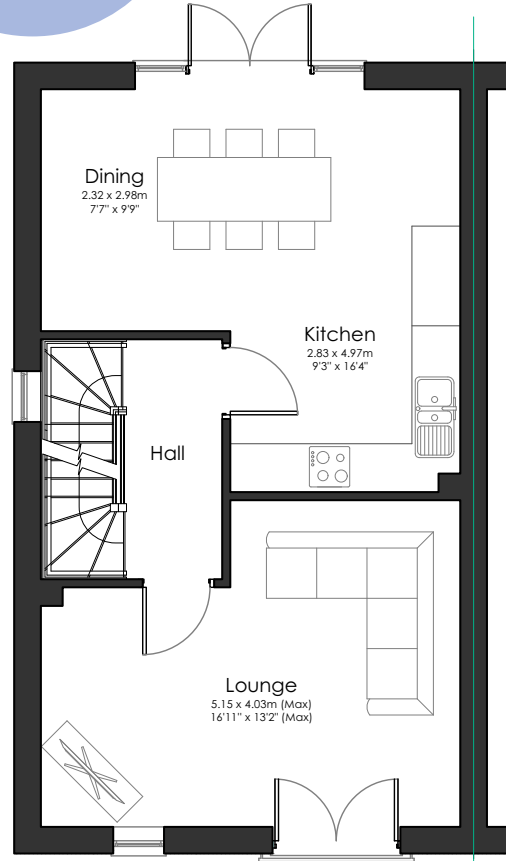
LOWER GROUND FLOOR PLAN

22 sq. m / 234sq. ft.*



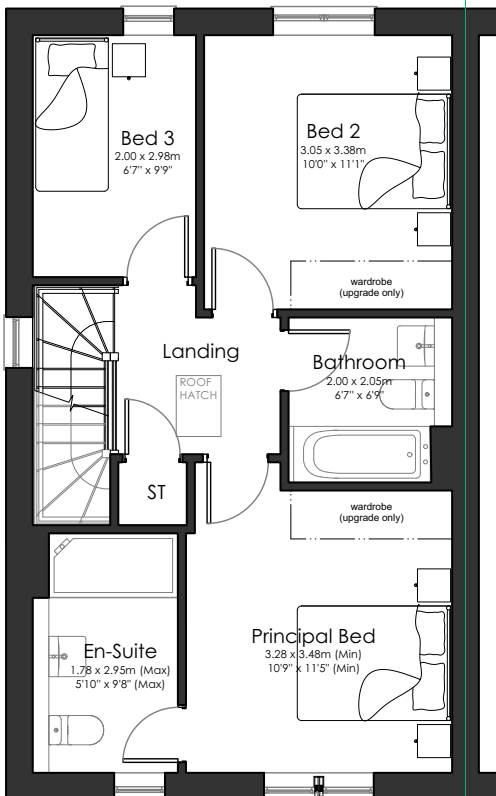
GROUND FLOOR PLAN

47 sq. m / 504 sq. ft.*



FIRST FLOOR PLAN

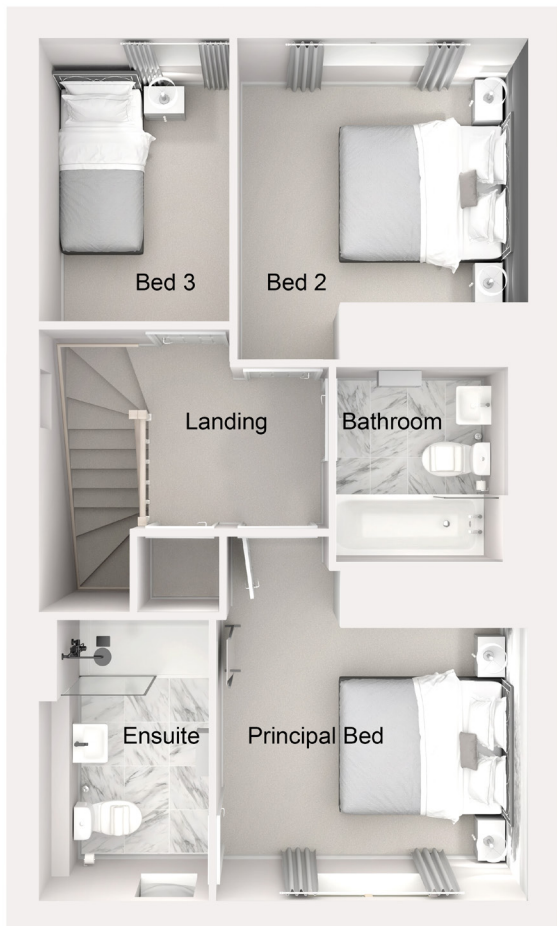
47 sq. m / 504 sq. ft.*



*All dimensions shown are approximate

Plot 19 & 21 - Floor plans

Version 1 - Oct 2024

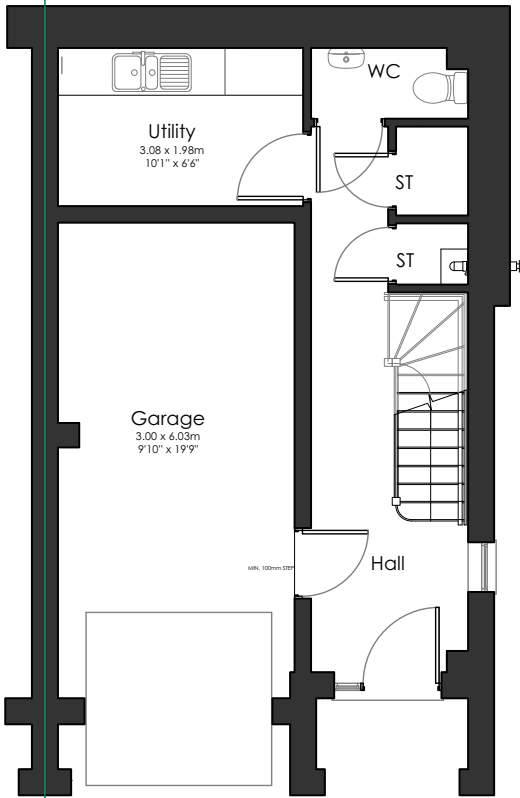


Plot 20 & 22 - Floor plans & dimensions

Version 1 - Oct 2024

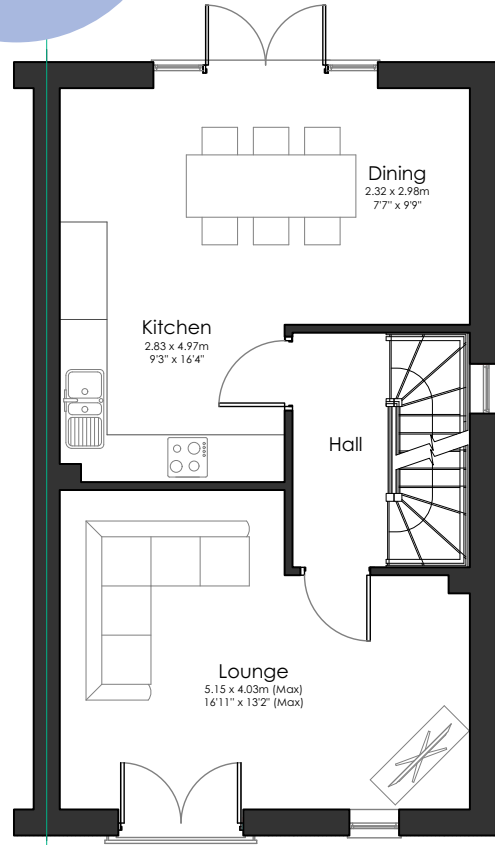
LOWER GROUND FLOOR PLAN

22 sq. m / 234sq. ft.*



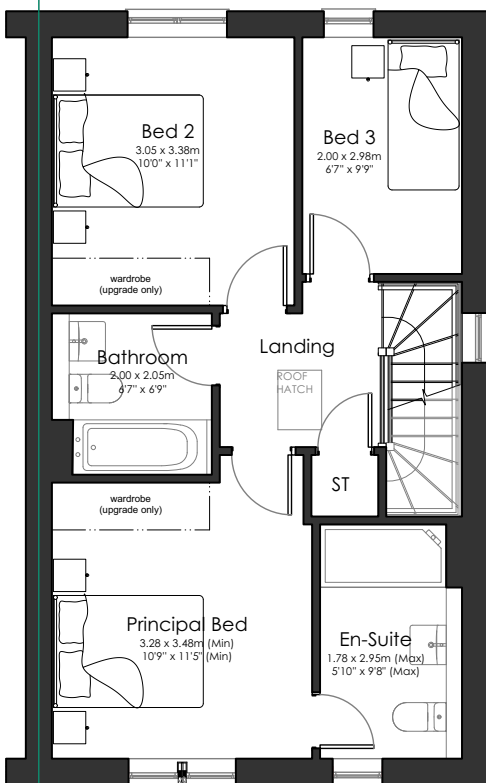
GROUND FLOOR PLAN

47 sq. m / 504 sq. ft.*



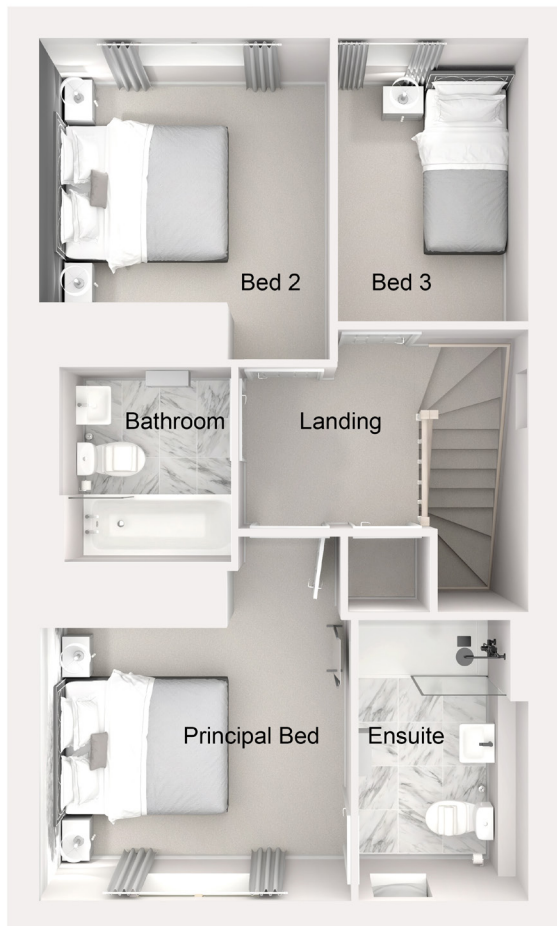
FIRST FLOOR PLAN

47 sq. m / 504 sq. ft.*



Plot 20 & 22 - Floor plans

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INTERIOR SPECIFICATION

- Oak Suffolk internal doors
- Painted walls & woodwork
- MDF skirting and architraves
- Painted softwood stair (newels, spindles, handrail)
- White electrical switches
- Lighting - spots lights throughout, apart from beds 2 & 3
- Single rose light points in remaining rooms
- Wiring only for standard front door bell

KITCHEN

- Choice of modern or shaker style kitchen
- Integrated fridge/freezer, dishwasher, oven with hob, cooker extractor (Bosch appliances)
- Position for washer dryer
- Laminate worktop

BATHROOMS

- 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 - shower over bath and screen
- Ensuite - wall mounted shower and screen

FLOOR COVERINGS

- Lounge, stairs, landings and bedrooms will be carpeted
- Hallway and kitchen/diner will have hard flooring

EXTERNAL SPECIFICATION

- Contemporary UPVC windows finished externally in a colour & white interior
- Standard composite front door
- UPVC French doors
- Flagged terrace & paths
- 16 Amp electric vehicle charging point
- Turf to gardens
- Manual garage door



The Vivly Living way

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Our Customer Experience Team would be happy to discuss any additional ideas that you may have, to make your home truly tailored.

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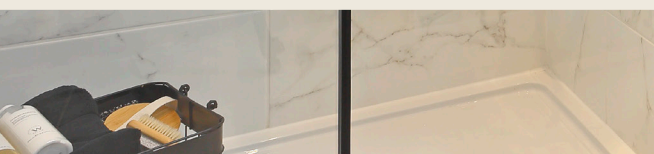
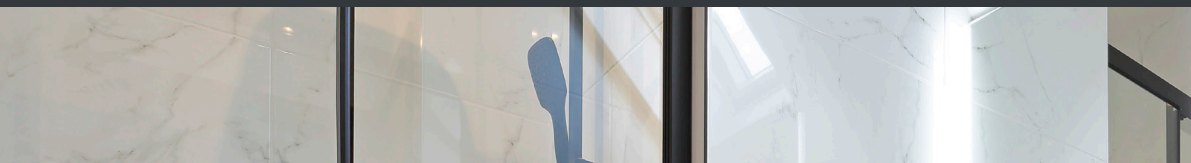
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UPGRADES

- Smart home heating system & door bell hardware
- Brushed stainless steel electrical switches & sockets
- Appliance upgrade
- Washer / tumble dryer where design will allow
- Fitted wardrobes



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