



The Sycamore

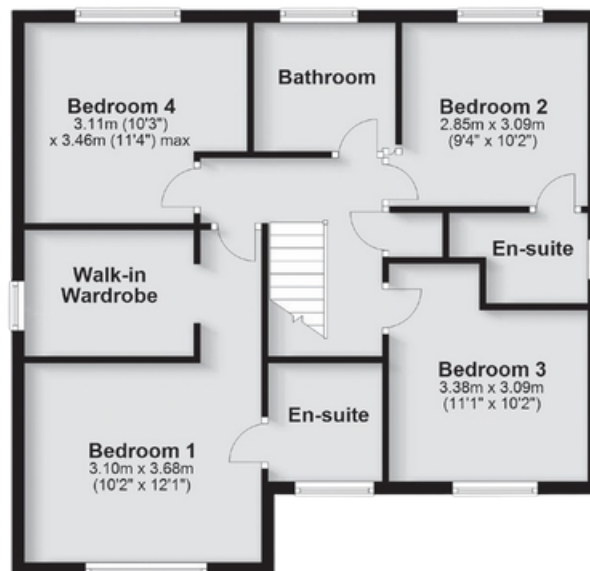
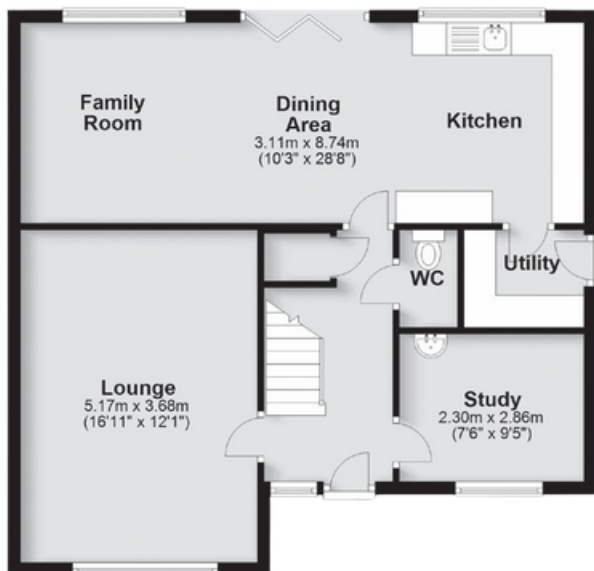
🏠 1872 sq ft 🛏️ 4 🚿 3

The Sycamore is a superb four-bedroom home, perfect for a growing family or anyone seeking that extra space.

On the ground floor, you'll find a spacious kitchen, dining, and living area that spans the full width of the house, creating an open and airy atmosphere. Patio doors open out onto the patio and garden, bringing in plenty of natural light. The utility room is conveniently located next to the kitchen, offering practicality. A large separate lounge provides a comfortable space for relaxation, while a study offers flexibility for work or personal use. A convenient WC completes the ground floor.

On the first floor, the generous master bedroom features a walk-in wardrobe and an ensuite bathroom, offering a private retreat. Bedroom 2 also benefits from its own ensuite, making it ideal for guests. There are two further bedrooms and a family bathroom to serve the rest of the home.





Included as standard

- Choice of quality fitted kitchen
- Integrated appliances
- Solid Oak doors on ground floor
- All floor coverings and carpets
- Solar PV
- Landscaped gardens
- Fully fenced
- Outside water tap
- Energy efficient, zoned central heating
- Tiling of bathrooms
- 10 year NHBC Warranty
- Ultra-fast fiber broadband
- Security alarm
- Contemporary bath suite
- Paving for patio area
- Block paved drive
- Garage
- Underfloor heating



Visit our showhome

Dawnay Park Show Home
1 Dale Gate, Driffield YO25 5LN

Get in touch today by calling 01377 253456 or email
sales@ullyotts.co.uk to book an appointment.

Some items shown may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.