



'Sophia'

Plot 9 Waggoners Drive

Wetwang, YO25 9XY

ASKING PRICE OF

**£450,000**

**4 Bedroom Detached House**

• Est. 1891 •  
**Ulllyotts**  
Estate Agents

01377 253456



Street Scene



4



2



2



Double Garage &  
Off Road Parking



Air Source Heating

## 'Sophia' Waggoners Drive, Wetwang, YO25 9XY

**Waggoners Drive is an exciting new exclusive development by highly regarded local developers GP Atkin Homes Ltd.** The development comprises just 9 plots ranging from extensive characterful Barn conversions, 4 and 3 bedroom detached houses and 3 bedroom semi detached houses all finished to the developers high specification which has helped ensure that previous homes by the developer have been in exceptionally high demand. Plots on Waggoners Drive are expected to be no exception.

The homes have been designed and will be completed with the future in mind and their 'eco' credentials will include modern heating via air source heat pump as well as solar pv.

This is a great opportunity to have a real 'place in the country' with the village of Wetwang bordering the picturesque rolling landscape of the Yorkshire Wolds whilst being convenient for travel to the wider areas such as the Market town of Drifffield, the coastal towns of Bridlington and Scarborough plus historic Beverley, York and Hull.

'Sophia' is an executive styled detached house of distinction, equipped with the latest integrated appliances, offering 4 bedroomed accommodation and outstanding unspoilt open views across the Yorkshire Wolds.

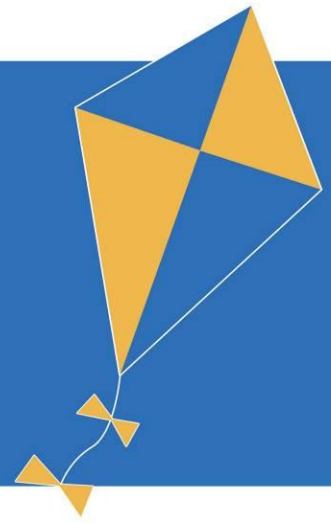
'Sophia' stands on a large plot with gardens both front and rear plus double garage.

### WETWANG

Wetwang is a traditional East Yorkshire linear village spanning the A166, which links Drifffield to York and beyond. Features of the village include the charming village pond and Norman church of St. Nicholas, which dates back to the 13th Century. The village school was erected by Sir Tatton Sykes Bart AD1845. "Enlarged AD1866 according to the plaque on the school wall."

**G.P.  
HOMES**

**ATKIN  
LTD**



## Accommodation

### ENTRANCE HALL

### CLOAKROOM/WC

### LOUNGE

15' 7" x 11' 0" (4.75m x 3.36m)

### DINING/FAMILY ROOM

17' 11" x 10' 3" (5.48m x 3.14m)

### KITCHEN

11' 8" x 11' 2" (3.57m x 3.42m)

### UTILITY ROOM

7' 7" x 6' 9" (2.33m x 2.08m)

### FIRST FLOOR

### LANDING

### BEDROOM 1

11' 0" x 11' 1" (3.36m x 3.38m)

### EN-SUITE

5' 4" x 9' 11" (1.64m x 3.04m)

### BEDROOM 2

11' 0" x 12' 0" (3.37m x 3.66m)

### BEDROOM 3

10' 4" x 9' 2" (3.17m x 2.8m)

### BEDROOM 4

11' 0" x 6' 11" (3.37m x 2.13m)

### BATHROOM

8' 5" x 6' 3" (2.59m x 1.92m)

### SPECIFICATION

For over 60 years the Atkin family have been building quality homes in East Yorkshire, using unrivalled skills of local craftsmen to create houses which are the hallmark of distinction.

All materials used in construction are sensitively chosen not only for their strength, durability and insulating properties but for their quality and appearance.

All properties are built to advanced specifications providing modern, spacious and luxurious living, which is seldom matched in today's new home market, while thermal efficient makes them comfortable to live in, economical to run and enjoy the confidence of a NHBC 10 Year Build mark Warranty.

Building luxury homes, for today. GP Atkin is committed to maintaining a friendly and efficient customer service. Our customer support staff are on hand to provide guidance and expert advice before, during and after the sales process.

### UPGRADES

GP Atkin Homes Ltd strive to create outstanding homes offering excellent value for money together with a high specification finish, but, their main aim is to ensure that on 'move in' day, you get the house and bespoke finish you desire.

Therefore, the final finish is not limited to the standard specification and changes can be made, subject to potential additional cost or indeed, stage of construction. Buyers can work with the developer to create their ideal home.

## **KITCHEN**

Buyers have a choice of quality fitted kitchen from the builders range. There is also a choice of worktop finish, again, from the builders range.

Worktop upgrades (granite, quartz etc) are available at an additional cost.

Integrated appliances:

Electric 4 ring induction hob with stainless steel extractor hood.

Single electric fan oven.

Fridge/Freezer.

Dishwasher.

LED under pelmet lighting.

## **BATHROOM & EN-SUITES**

Contemporary white suite comprising bath with chrome water saving mixer taps - shower with glass screen, dual flush push button WC and pedestal wash hand basin with chrome mixer taps. Electric wiring point for mirror/shaver.

'Chrome' ladder towel rail.

## **TILING**

Tiled in part to full height and in part to half height from the builders range. Splashback tiling from the same range.

## **INTERNAL DOORS AND SKIRTINGS**

5 panel solid core oak veneer finished door to the ground floor.

5 panel soft wood doors to the first floor.

Polished chrome door furniture.

Moulded skirtings and architraves (120mm & 70mm, Taurus range, respectively).

## **DECORATION AND FINISH**

Skirtings and architraves finished in a choice of white satin or gloss.

Walls and ceilings finished in white and magnolia matt emulsion.

## **OUTSIDE**

Turfing to front and rear gardens.

Paving to pathways and patio areas.

Block paved drives.

Outside water tap.

Security dusk til dawn sensor lighting both front and rear doors.

Composite security doors.

1.80m high close boarded timber fencing to rear garden.

## **CENTRAL HEATING**

The property benefits from air source heat pump heating.

Underfloor heating on the ground floor and radiators on the first floor. This is a 'zoned' system. The system also provides domestic hot water.

## **FLOORING**

Ground Floor Flooring

Buyers have a choice from the builders range of flooring including SPC wood grain effect flooring or carpets.

Bathroom and en suites

Finished with a choice of tiles from the builders range.

## **ELECTRICAL**

There will be a generous allocation of double sockets throughout the property plus wired in cooker. An electric point will be available in the bathroom for the provision of a shaver point, if required.

Integrated smoke, heat and carbon monoxide detection systems.

Low energy light fittings, LED downlights to kitchen and bathroom.

LED undercounter lighting.

Pre-wired telephone point(s).

Openreach ultra fast fibre broadband connection and telephone point.

Media and TV - Cat 5 box with media and TV points in lounge, kitchen and all bedrooms. TV aerial with booster in roof space. Security alarm.

## **SOLAR PV**

System included. Battery backup available by arrangement and at an additional cost.

## **UPGRADES**

GP Atkin Homes Ltd strive to create outstanding homes offering excellent value for money together with a high specification finish, but, their main aim is to ensure that on 'move in' day, you get the house and bespoke finish you desire. Therefore, the final finish is not limited to the standard specification and changes can be made, subject to potential additional cost or indeed, stage of construction. Buyers can work with the developer to create their ideal home.

## **GARAGE**

When included, garages will feature electric power and lighting. Cost of garages are on a plot by plot basis.

## **DOUBLE GLAZING**

The property benefits from uPVC sealed unit double glazing throughout with built in trickle ventilation.

**NB** This is a guide specification, subject to amendment by the developer without notice at any time. It does not form any part of a contract.

Final specification to be agreed upon on a plot by plot basis. Any choices beyond the developers specification is subject to agreement with the developer and may be at an additional advance cost.

**TENURE**

The property is freehold and offered with vacant possession upon legal completion.

**COUNCIL TAX BAND**

East Riding of Yorkshire Council shows that the property is banded in council tax band (to be assessed).

**SERVICES**

All mains services connected.

**NHBC WARRANTY**

The property will be covered under the NHBC Warranty Scheme for a period of 10 years.

**VIEWING**

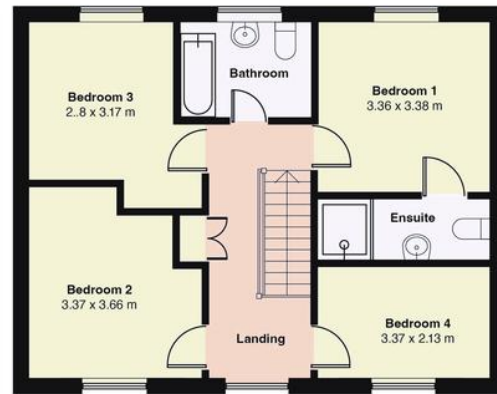
On site during normal working hours, strictly by appointment. Contact us on (01377) 253456 or [sales@ullyotts.co.uk](mailto:sales@ullyotts.co.uk). There will be a site office available and the developers have asked that Health and Safety legislation is adhered to.

**NOTE**

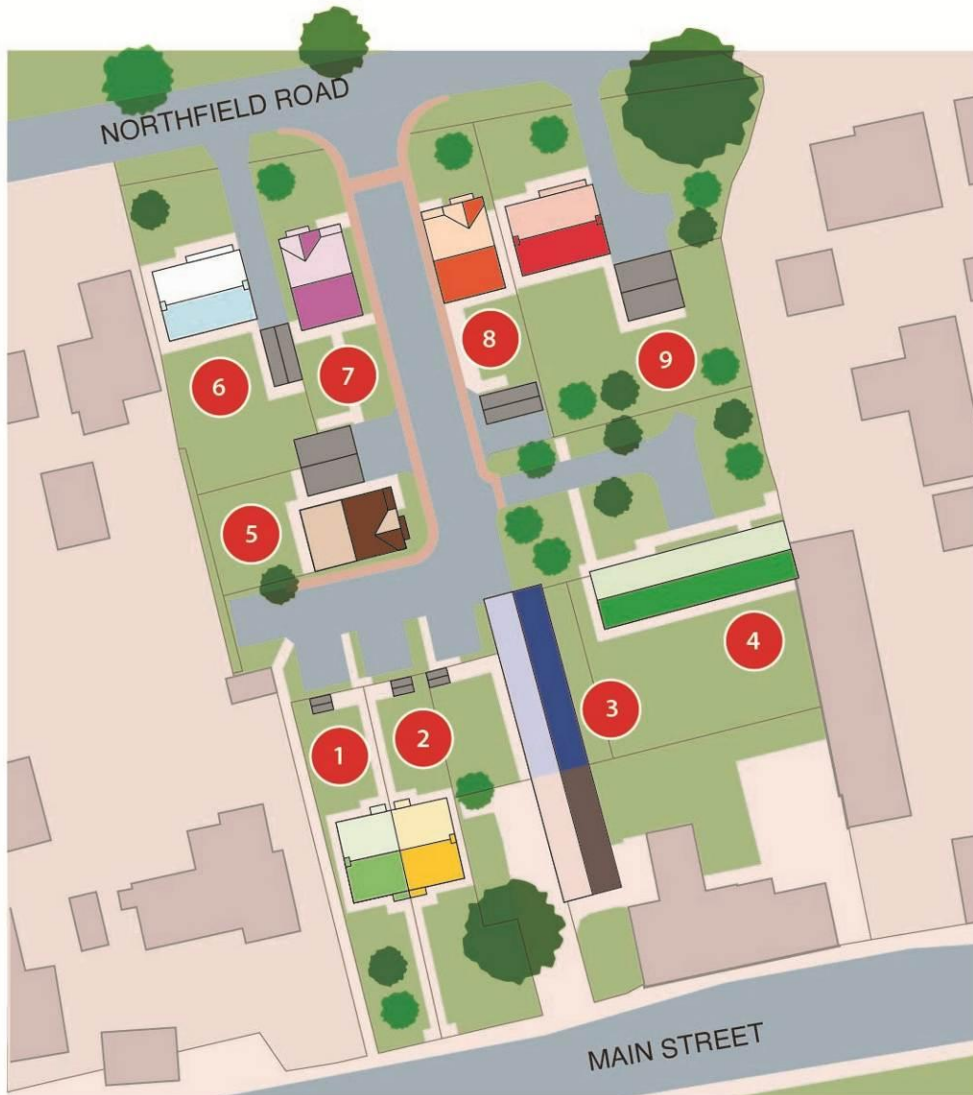
All measurements are provided for guidance only.  
None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.  
Specification is subject to change at the builders discretion without notice.  
Floor plans are for illustrative purposes only.

Regulated by RICS

The digitally calculated floor area is 122 sq m (1,313 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



# Site Plan



## BARN CONVERSION

- 3 'Martina'
- 4 'Clarabella'

## 4 BED DETACHED HOUSE

- 6 'Sara'
- 9 'Sophia'

## 3 BED DETACHED HOUSE

- 5 'Emma'
- 7 'Paula'
- 8 'Ava'

## 3 BED SEMI-DETACHED

- 1 'Joanna'
- 2 'Isobella'

▪ Est. 1891 ▪  
**Ulllyotts**  
Estate Agents



16 Prospect Street,  
Bridlington, YO15 2AL

**Telephone** 01262 401401

**Email** sales@ullyottsbrid.co.uk

64 Middle Street South,  
Driffield, YO25 6QG

**Telephone** 01377 253456

**Email** sales@ullyotts.co.uk

[www.ullyotts.co.uk](http://www.ullyotts.co.uk)



- Residential Sales
- Property Management
- Valuations

