



**Dawnay Mews, East Cowick, DN14 9EP**

**From £425,000**

**A prestigious gated Development by Norman Zaifert Ltd**

# Property Features

- Dawnay Mews is a small prestigious gated Development
- 3 Detached Dwellings with 3 Bedrooms & 2 Bathrooms
- In popular rural Village twixt Goole & Selby
- Built to a exacting specification by Norman Zaifert Ltd
- All properties have spacious accommodation and garage

## Full Description

### INTRODUCTION

We are pleased to offer For Sale 3 new Individual Detached Dwellings at Dawnay Mews which is a small prestigious gated Mews Development being built to a detailed and exacting specification by well known local Developer Norman Zaifert Ltd, in the Village of East Cowick.

The popular residential Village of East Cowick, which has an excellent Primary School is conveniently located for the Towns of Goole and Selby, and both the M62 and M18 Motorways are within easy reach allowing easy commuting to the major Yorkshire Business Centres.

### SITUATION

From Goole take the A614 and then the A1041 to East Cowick. On reaching the Village and after passing through the sharp right hand bend turn left into High Street where Dawnay Mews will be found on the left handside clearly marked by one of our distinctive For Sale boards.

### THE DEVELOPMENT

Dawnay Mews is to consist of 3 highly individual Detached Dwellings each having 3 Bedrooms, 2 Bathroom accommodation together with Air Source Heat Pump Central Heating, UPVC framed double glazing, large brick and tiled Garage and good sized Gardens.

The Properties are to be built to a detailed and exacting specification, and the Purchasers are to have the choice of Kitchen Units, Sanitary Ware and Tiling from the Builders Standard ranges.

### SERVICES

It is understood that all properties will have the benefit of mains drainage, mains water and electricity together with Air Source Heat Pump under floor and radiator heating and all windows will be double glazed with uPVC framed sealed units.



## COUNCIL TAX

The Council Tax Banding will be accessed by the East Riding of Yorkshire Council on completion of the property.

## ENERGY PERFORMANCE GRAPHS

A predicted Energy Performance Certificate will be obtained by the Developer.

## FLOOR PLANS, ELEVATIONS & PHOTOGRAPHS

The Floor Plans and Elevations of the properties are intended as a guide only. They are provided to give an overall impression of the properties and room layout and should not be taken as being scale drawings. The photographs are of similar properties recently built in East Cowick by Norman Zaifert Limited.

## PLOT 1 - THE DANBY (1510 SQ FT / 140.3 M<sup>2</sup>)

### GROUND FLOOR

Spacious Entrance Hall

Cloakroom with WC

21' Through Lounge with Fireplace and bifold doors to rear.

21' Living Dining Kitchen with integrated appliances

Utility Room

### FIRST FLOOR

Landing approached via the spindled staircase from the Entrance Hall.

21' Master Bedroom with luxury Ensuite Shower Room

Front Bedroom

Rear Bedroom

House Bathroom with WC

### TO THE OUTSIDE

Brick & Tiled Garage with tarmac driveway providing additional Off Street Parking facilities.

Good sized lawned Gardens to front and rear being South facing to the rear.

## PLOT 2 - THE DANVERS (1423 SQ FT / 132.2 M<sup>2</sup>)

### GROUND FLOOR

Spacious Entrance Hall

Cloakroom with WC

21' Through Lounge with fireplace and bifold doors to rear

30' Living Dining Kitchen with integrated appliances

Utility Room

### FIRST FLOOR

Landing approached via the spindled staircase from the Entrance Hall

21' Master Bedroom with luxury Ensuite Shower Room

Front Bedroom

Rear Bedroom

House Bathroom with WC

## TO THE OUTSIDE

Brick & Tiled Garage with tarmac driveway providing additional Off Street Parking facilities.  
Good sized lawned Gardens to front and rear being South facing to the rear.

## PLOT 3 - THE DARRELL (1650 SQ FT / 153.3 M<sup>2</sup>)

### GROUND FLOOR

Spacious Entrance Hall  
Cloakroom with WC  
19' Through Lounge with fireplace and bifold doors to rear.  
27' Living Dining Kitchen with integrated appliances  
Utility Room

### FIRST FLOOR

Landing approached via the spindled staircase from the Entrance Hall  
21' Master Bedroom with luxury Ensuite Shower Room  
Front Bedroom  
Rear Bedroom  
House Bathroom with WC

## TO THE OUTSIDE

Brick & Tiled Garage with tarmac driveway providing additional Off Street Parking facilities.  
Good sized lawned Gardens to front and rear being South facing to the rear.

## PRICES

Plot 1 - The Danby £435,000  
Plot 2 - The Danvers £429,500  
Plot 3 - The Darrell £425,000

## ADDITIONAL INFORMATION

Should you require any additional information regarding this prestigious gated Development please contact Stephen Townend on 01405 762557.