



# The Hornbeam

🏠 856 sq ft   🛏 3   🚿 1

The Hornbeam is a stylish 3-bedroom semi-detached property, perfect for contemporary family living.

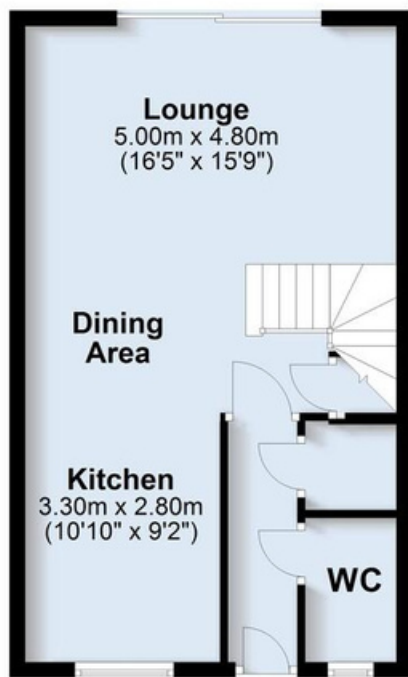
On the ground floor, you'll find an expansive open-plan kitchen and dining area, ideal for both everyday meals and entertaining. This space flows seamlessly into the living area, which features large sliding doors that open onto a private patio and garden, creating an excellent indoor-outdoor living experience. The entrance hall also includes a convenient WC for guests and day-to-day use.

The first floor comprises three well-proportioned bedrooms, each offering ample space and natural light. The family bathroom is conveniently located off the landing, completing the floor.

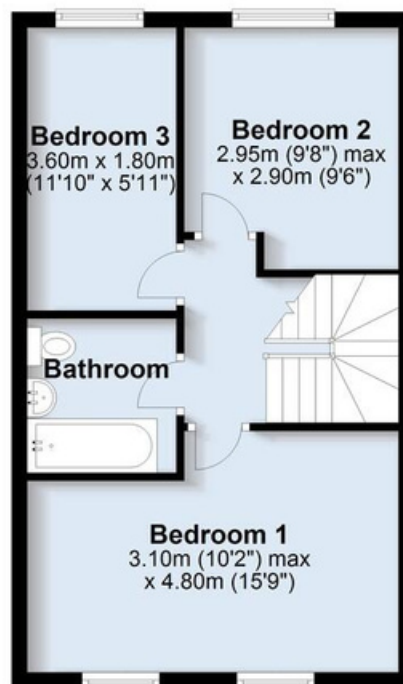




## Ground Floor



## First Floor



## 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
- Tiling of bathrooms
- Garage\*
- Ultra-fast fibre broadband
- Security alarm
- Contemporary bath suite
- Paving for patio area
- 10 year NHBC Warranty

\*Subject to plot specification



## 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.