South Lodge

Moor lane, Full Sutton, YO41 1HT

On an exclusive development of just two bespoke plots, South Lodge Plot 2 offers nearly 190 square meters of accommodation, plus a very generous integral garage. At the heart of the home is the feature bespoke kitchen and open plan dining room. There is a generous lounge, fitted utility, home study and practicality is further enhanced with a bootroom complete with fitted storage. Upstairs the master suite contains a generous en-suite and walk-through wardrobe and there are a further four bedrooms and two bathrooms.

- Five Bedrooms
- Three bathrooms
- Utility room
- Bootroom

- Nest designer kitchen
- Fitted wardrobes
- Spacious garage

Exterior Features

Bricks
Imperial Handmade

Roof tiles
Natural Slate

Windows
Rehau uPVC

Doors
Composite GRP

Bifolding doors
Aluminium Smart system

Interior Features

Heating
Grant Air source heat pump
Underfloor heating to ground
floor

Decorations
Choice of emulsion colours
Choice of woodwork colours

Staircase
Softwood staircase with
feature bottom tread and oak
handrail

Flooring
Choice of carpets and LVT
Throughout.

Joinery
Choice of internal doors,
skirting and finishes.

Kitchen features

Units
Bespoke kitchen by Nest
Choice of units and colours
Solid ash doors

Worktops
Quartz worktops
Franke sink

Appliances
Siemens appliances-
Dishwasher
Oven
Microwave
Induction hob
Integrated fridge freezer
Feature extractor

Bathrooms

House bathroom
Walk in shower
Bath
Vanity unit with storage
Designer towel rail
Rimless WC

En-suites
Walk in shower
Rainfall shower head
Vanity unit with storage
Towel rail
Rimless WC

Tiles
To include tiled floors and
Wet areas to showers and
Baths.

Cloaks
Vanity unit with storage
Rimless WC

Garden Features

Patios
Generous Indian sandstone
patios

Landscaping
Premium turf lawns
Planted boarders
Trees and hedges

Driveway
Block paved drive

Paths
Indian sandstone paths

Warranty

Appliances- 1 Year warranty
Heating- 7 Year warranty
2 Years PDS warranty
10 years Advantage structural
Warranty.