

vivly living



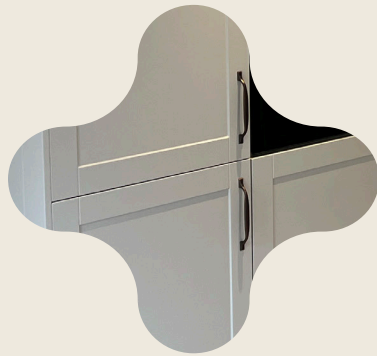
The Field Maple

Plot *19, 20, 21 & 22*

Spacious 3 bed home, integrated garage and utility room.

Whistle Bell Court
SKELMANTHORPE

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KEY FEATURES

- Circa 1,242 sq ft of internal living space
- 3 bedrooms
- Double glazed French doors
- Includes all flooring
- Includes fitted wardrobes to principal bedroom
- Integrated single garage
- South-West facing private garden
- External EV charging point
- 10 year Premier Guarantee

The Field Maple deceptively large home (1242 sq ft) built on three floors, made from natural tumbled stone, with an integrated garage, utility room and 3 bedrooms. This lovely home is well worth shortlisting in your home buying journey.

With the front door opening to a spacious entrance hall leading through to a utility room, two storage cupboards and a WC/ cloakroom and with access through to the integrated garage.

On the first floor the open plan kitchen diner is a light and airy space with double glazed French door access to the rear terrace and garden area – a perfect spot for some after work relaxation. The large, separate, lounge has an attractive Juliette balcony bringing the outdoors in.

Upstairs you will find a generous principal bedroom with ensuite bathroom, a house bathroom, with Porcelanosa tiling, a second double bedroom and third single bedroom which would make a perfect space for home working overlooking the garden.

Outside there is a rear private South West facing garden, with access from the front of the house, and private parking for two cars – one in the garage, one on the block-paved driveway.





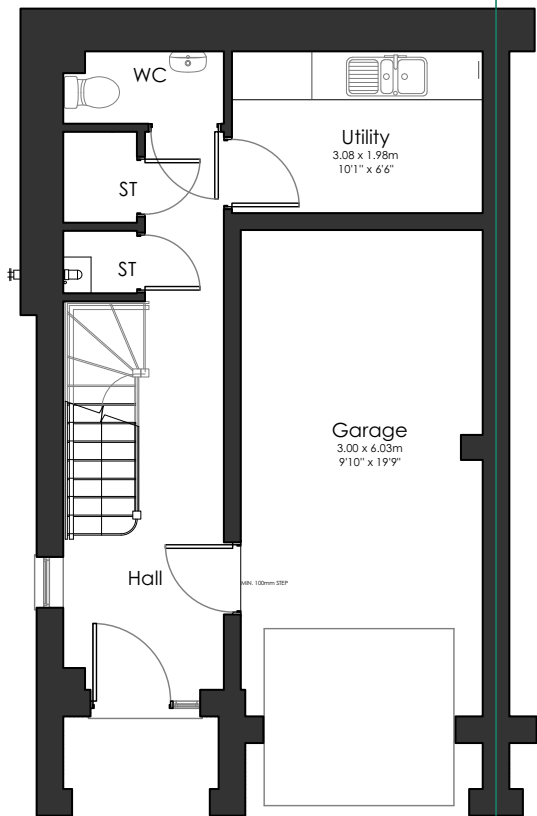
PLOT
19-22

Plot 19 & 21 - Floor plans & dimensions

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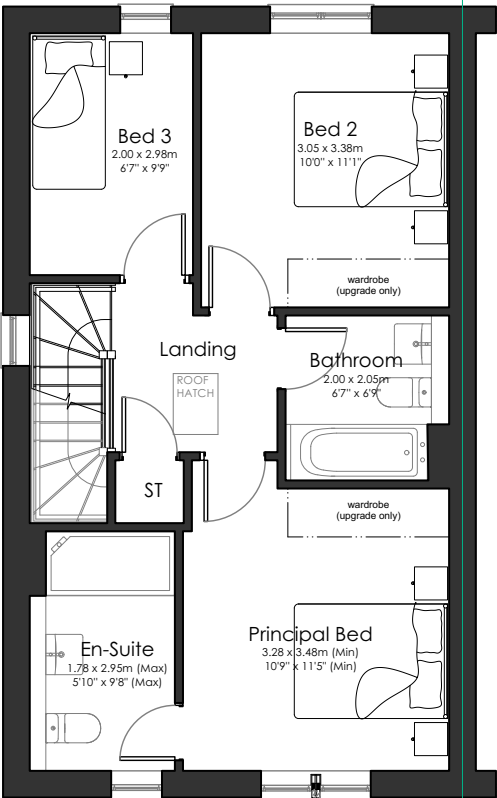
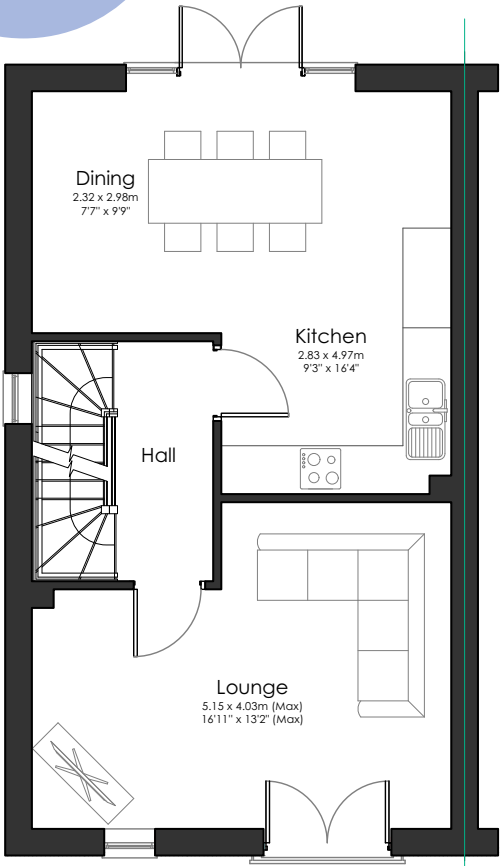
LOWER GROUND FLOOR PLAN

22 sq. m / 234sq. ft.*



GROUND FLOOR PLAN

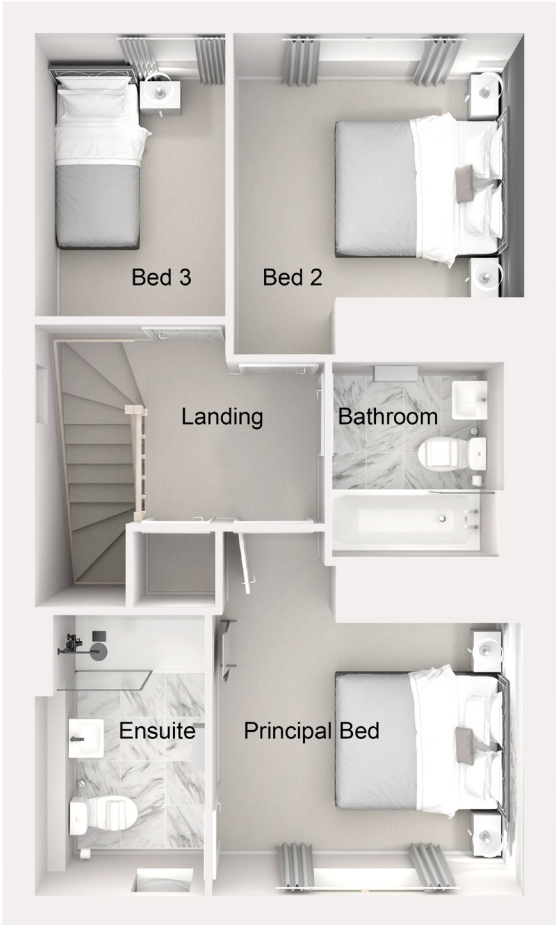
47 sq. m / 504 sq. ft.*



FIRST FLOOR PLAN

47 sq. m / 504 sq. ft.*

*All dimensions shown are approximate

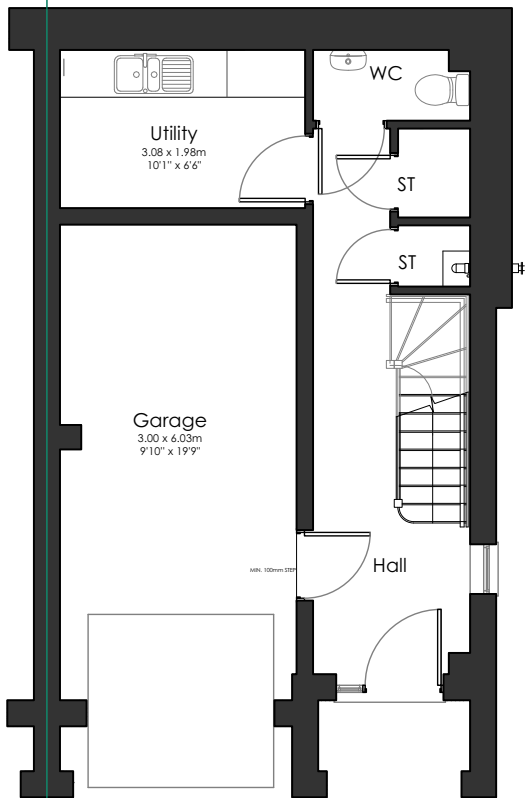


Plot 20 & 22 - Floor plans & dimensions

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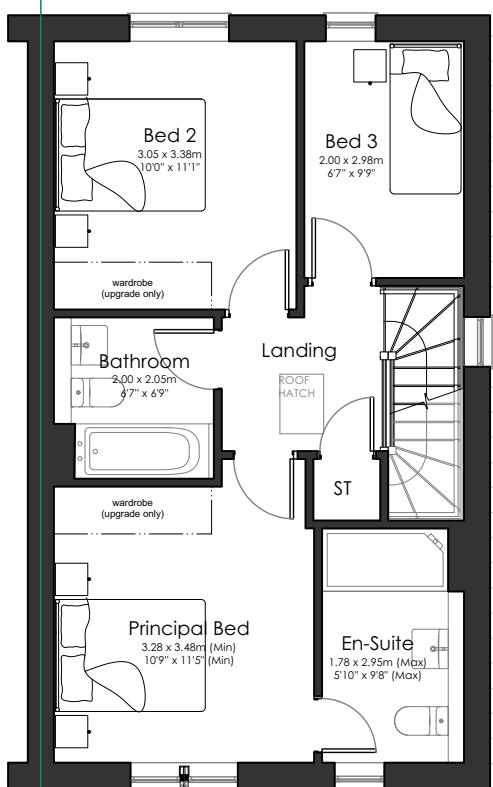
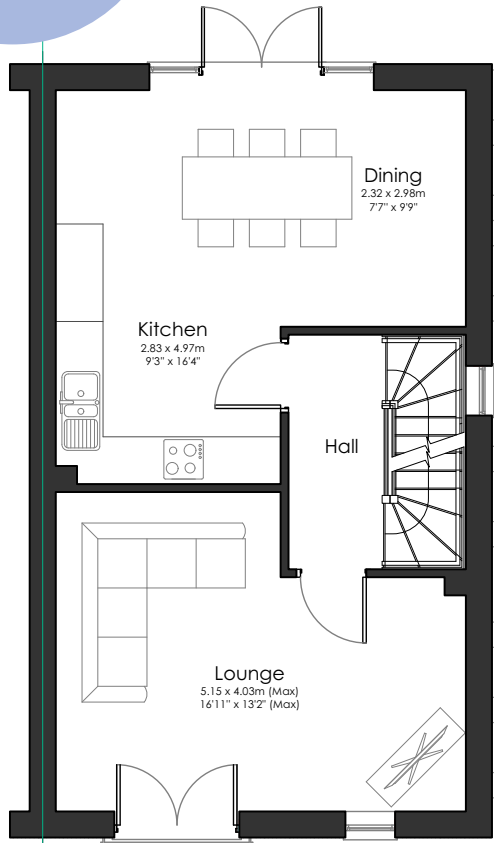
LOWER GROUND FLOOR PLAN

22 sq. m / 234sq. ft.*



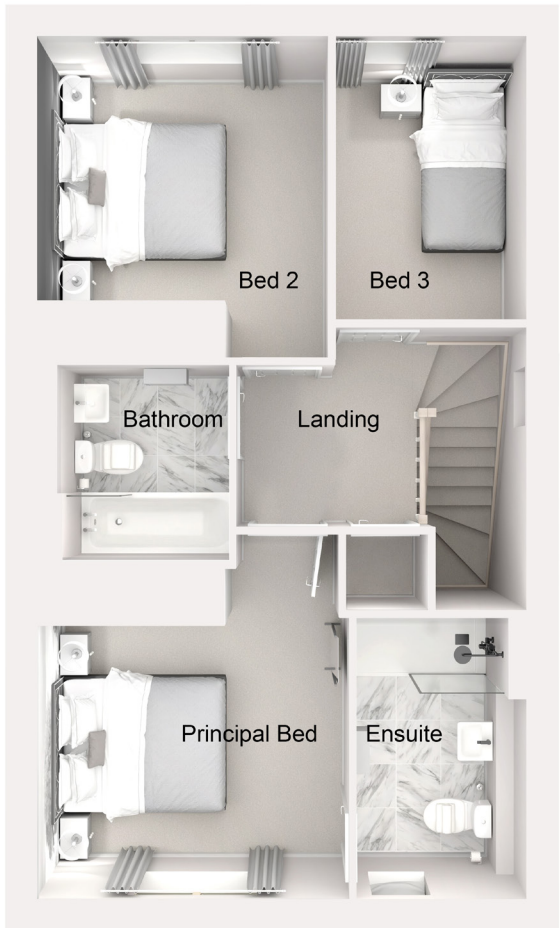
GROUND FLOOR PLAN

47 sq. m / 504 sq. ft.*



FIRST FLOOR PLAN

47 sq. m / 504 sq. ft.*





INTERIOR SPECIFICATION

- Oak Suffolk internal doors
- Painted walls & woodwork
- MDF skirting and architraves
- Painted softwood stair (newels, spindles, handrail)
- White electrical switches
- Lighting - spots lights throughout, apart from beds 2 & 3
- Single rose light points in remaining rooms
- Wiring only for standard front door bell
- Includes fitted wardrobes to principal bedroom

KITCHEN

- Choice of modern or shaker style kitchen
- Integrated fridge/freezer, dishwasher, oven with hob, cooker extractor (Bosch appliances)
- Position for washer dryer
- Laminate worktop

BATHROOMS

- Full height wall tiling to the shower / bath area, half tiling to the sink / toilet wall. Other walls are painted
- Luxury sanitary ware
- House bathroom - shower over bath and screen
- Ensuite - wall mounted shower and screen

FLOOR COVERINGS

- Includes all flooring
- Lounge, stairs, landings and bedrooms will be carpeted
- Hallway and kitchen/diner will have hard flooring

EXTERNAL SPECIFICATION

- Contemporary UPVC windows finished externally in a colour & white interior
- Standard composite front door
- UPVC French doors
- Flagged terrace & paths
- 16 Amp electric vehicle charging point
- Turf to gardens
- Integrated single garage
- South-West facing private garden



The Vivly Living way

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At the start of your journey, our friendly and experienced team warmly welcome you to our Customer Hub based at our Knowle Grange Development in Shepley. You'll be able to browse all we have to offer to make your dream home a reality. We are with you every step of the way.

Our Customer Experience Team would be happy to discuss any additional ideas that you may have, to make your home truly tailored.

Information contained in this brochure is for guidance only and does not constitute a contract, part of a contract or a warranty.

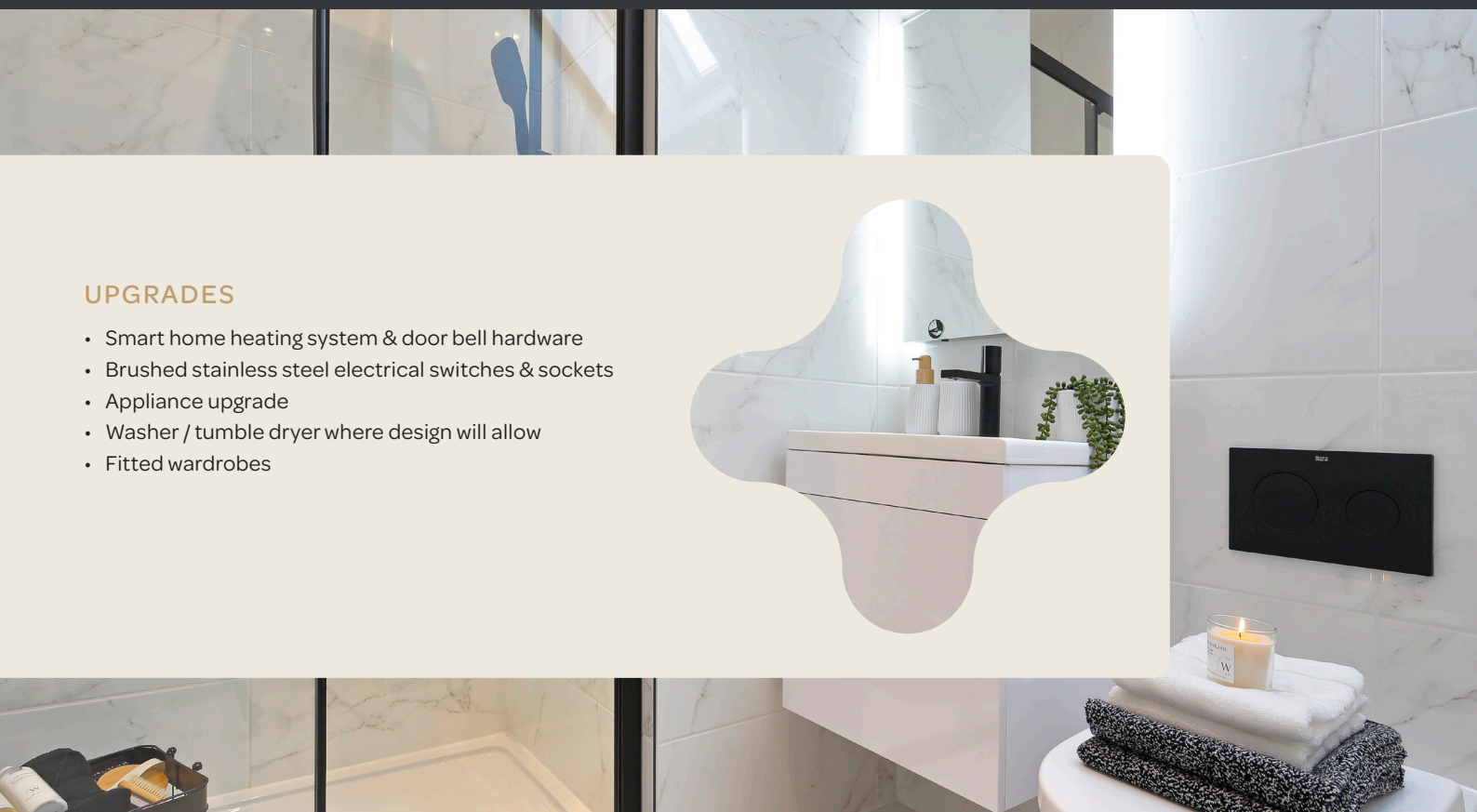
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UPGRADES

- Smart home heating system & door bell hardware
- Brushed stainless steel electrical switches & sockets
- Appliance upgrade
- Washer / tumble dryer where design will allow
- Fitted wardrobes





Call or visit one of our
Customer Hubs

01484 599454

**Whistle Bell Court, Skelmanthorpe,
HD8 9BA**

Open Wednesday & Thursday
10am - 4pm

**The Willows, Denby Dale,
HD8 8TS**

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