

**Chris Clubley & Co.**

Cornfields, Main Street  
Melbourne, YO42 4RE

Price £475,000



## The Location

Melbourne is a sought after rural village offering excellent village facilities including shop, school, public house, canal walks and playing fields including cricket, football, tennis and children's play facilities. A greater variety is available in the market town of Pocklington and the City of York approximately 13 miles. The Oaks Golf and Health Spa is 3 miles. The Derwent Ings Nature reserve ½ miles and Allerthorpe Water Park 2 miles.

Approx distances: 10 miles to York's outer ring road, 5 miles to the market town of Pocklington, 14 miles to the M62. Rails links from Howden to London.

This is a distinctive development of new homes in a sought after location in the village of Melbourne on the fringes of the stunning Yorkshire Wolds.

## The Property

"Cornfields" is a brand new five bed detached house arranged over three floors, built to a high specification by reputable builders Ramsbrook of Pocklington. This superb property is available for immediate occupation.

This superb property is part of an exclusive, NHBC Quality Award winning development and is available for immediate occupation. The NHBC Pride in the Job Quality Award is a prestigious accolade granted to Site Managers who attain exceptionally high standards in the homes they build.

Early inspection is strongly recommended to fully appreciate the layout of this extensive property. Take a step inside to find entrance hall, sitting room with log burner, impressive open plan dining kitchen. On the first floor is a master and guest bedroom both with en-suites, family bathroom, bedroom five/study. On the second floor lies a guest bedroom with en-suite shower room.

Good sized gardens with uninterrupted views over picturesque countryside. Detached double garage and parking.

Other features to note; Sliding double glazing windows, LPG heating system, Burglar alarm, Oak veneer internal doors, Underfloor heating to ground Floor, floor coverings, HD video distribution and network cabling throughout - "Smart Home"

NHBC 10 YEAR GUARANTEE.

### DIRECTIONS

From Pocklington, proceed out of the town towards West Green passing the Pocklington Grammar School on your right, bear left at the first roundabout, then straight across the second roundabout into Allerthorpe, continue along that road into Melbourne and "Cornfields" is situated on the right hand side.

### THE BUILDER

Ramsbrook of Pocklington have created outstanding contemporary homes with true traditional values in the East Riding Of Yorkshire for over 35 years. They have a reputation for building outstanding and elegant individual homes.

Visit their website [www.ramsbrook.com](http://www.ramsbrook.com) for further information.

### ENTRANCE HALL 13'3" x 10'8" (4.04m x 3.24m)

From the moment you enter this fine home you will be sure to be impressed with the stunning accommodation that lies within.

Having a composite front entrance door, LPG underfloor heating, oak flooring, burglar alarm system and two double glazed window to the front elevation. Oak veneer internal doors leading to the sitting room, dining kitchen and cloakroom/WC. Oak hand rail, newel caps, soft wood spindles staircase leading to the first floor accommodation.

### CLOAKROOM/WC 5'9" x 5'7" (1.74m x 1.69m)

Fitted white suite comprising pedestal wash hand basin, "vitra" low level WC with push button, oak flooring with underfloor heating.

### SITTING ROOM 14'7" x 11'9" (4.44m x 3.58m)

Having sliding double glazed windows to front and side elevation, log burner set in attractive hearth with oak mantle, oak flooring with under floor heating and coving to ceiling.

### FITTED DINING KITCHEN 27'9" x 12'8" (min)4.84m (max) (8.47m x 3.85m (min)4.84m (max))

An impressive feature of this fine home. Perfect for family living and entertaining.

The open plan kitchen is well equipped fitted with bespoke high gloss base and wall cupboards complemented with "corian" working surfaces, built in eye level double oven and combination grill, integrated "Neff" fridge, "Neff" dishwasher, under and over plinth lights with multi lighting, recessed halogen spotlighting, one and half bowl "Franke" sink unit and coving to ceiling. A central island with "Neff" induction electric hob and extractor fan over.

Tiled underfloor heating and two bi-folding doors leading to the garden.

### UTILITY ROOM 7'10" x 7'6" (2.38m x 2.29m)

Fitted with matching range of wall and floor cupboards, integrated freezer, wall mounted worcester boiler, tumble dryer, stainless steel sink unit, sliding double glazed window to th side elevation and side external door.

### FIRST FLOOR ACCOMMODATION LANDING

Built in cupboard housing hot water cylinder, double glazed window to the front elevation, radiator, coving to ceiling and halogen spot lights.

### MASTER BEDROOM 14'0" x 11'9" (4.26m x 3.57m)

Excellent master bedroom, double glazed window to the front elevation, radiator and coving to ceiling. Door leading to;

### EN-SUITE SHOWER ROOM

Well appointed en-suite shower room comprising extra sized shower cubicle, pedestal wash hand basin, push button low level WC, tiled walls, opaque double glazed window to the side elevation, tiled walls dual fuel chrome towel rail and shaver point.



#### GUEST BEDROOM TWO 13'8" x 11'9" (4.16m x 3.59m)

Double glazed window to rear elevation with uninterrupted views over the picturesque countryside and radiator.

#### EN-SUITE SHOWER ROOM

Fitted suite comprising enclosed shower cubicle, push button low level WC, floating wash hand basin with chrome fittings, tiled flooring, dual fuel chrome towel rail, opaque double glazed window to the rear elevation.

#### BEDROOM THREE 12'7" x 10'8" (3.84m x 3.26m)

Double glazed window to the rear elevation again with views over countryside, radiator and coving to ceiling.

#### BEDROOM FIVE/STUDY 10'8" x 5'9" (3.24m x 1.76m)

Double glazed window to the front elevation, radiator and coving to ceiling.

#### FAMILY BATHROOM 11'9" x 5'5" (3.57m x 1.66m)

Luxury fitted bathroom suite comprising P shaped bath with shower over, glass side shower screen, "vitra" floating wash hand basin with chrome fittings, push button low level WC, tiling to walls, opaque double glazed window to the side elevation, wall mounted glass fronted cabinet, shaver point, dual fuel chrome towel rail, tiled flooring and halogen spot lights.

#### SECOND FLOOR ACCOMMODATION

Oak hand rail, newel caps, soft wood spindles staircase leading to the second floor accommodation and roof light.

#### BEDROOM FOUR 14'4" x 12'5" extending to 21'7" (4.36m x 3.78m extending to 6.59m)

We feel this room can be used for a variety of purposes either as a second guest bedroom, playroom/home office or teenagers suite etc.

Velux window to the rear elevation again with fabulous views over the countryside and eaves storage

#### EN-SUITE SHOWER ROOM 10'2" x 5'10" (3.09m x 1.77m)

Appointed to provide enclosed shower cubicle, floating wash hand basin, push button low level WC, tiled walls, dual fuel chrome towel rail, velux window to the rear elevation. Useful walk in storage cupboard.

#### DETACHED DOUBLE GARAGE 19'6" x 19'6" (5.95m x 5.95m)

Having an remote controlled up and over door, power and light is connected and side personal door.

#### OUTSIDE

Fully enclosed rear garden with post and rail fencing, lawned, hedging and soft landscaping.

#### ADDITIONAL INFORMATION;

Please note that the PHOTOGRAPH'S are of Ravenswood - an identical property.

#### SERVICES

Mains electricity, water and drainage. LPG central heating. Telephone connection subject to renewal by British Telecom.

#### APPLIANCES

None of the electrical or LPG appliances have been tested by the Agent.

#### LOCAL AUTHORITY

East Riding of Yorkshire

#### TENURE

Freehold

#### VIEWING

By appointment with the agent.

#### OPENING HOURS

9 am to 5:30 pm Monday to Friday & 9 am - 4 pm Saturday

#### PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email mortvals@dial.pipex.com.

#### FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01759 304040 for further information or to arrange for one of our valuers to call.

#### MORTGAGES

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, or by contacting any member of staff.

A broker fee of £199 will be charged on application.

**Your home may be repossessed if you do not keep up repayments on your mortgage.**

Chris Clubley & Co Ltd T/A The Mortgage Advice Centre is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority.



## Floor Plan

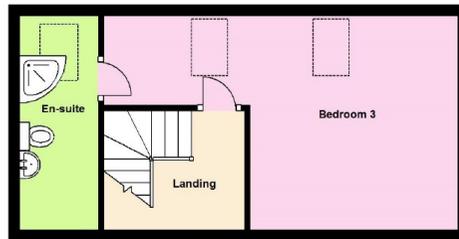
This plan is for illustrative purposes only



Ground Floor



First Floor



Second Floor

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