



PLOT 14
THE MIRY
DEYNEBROOK,
NETHERTHONG

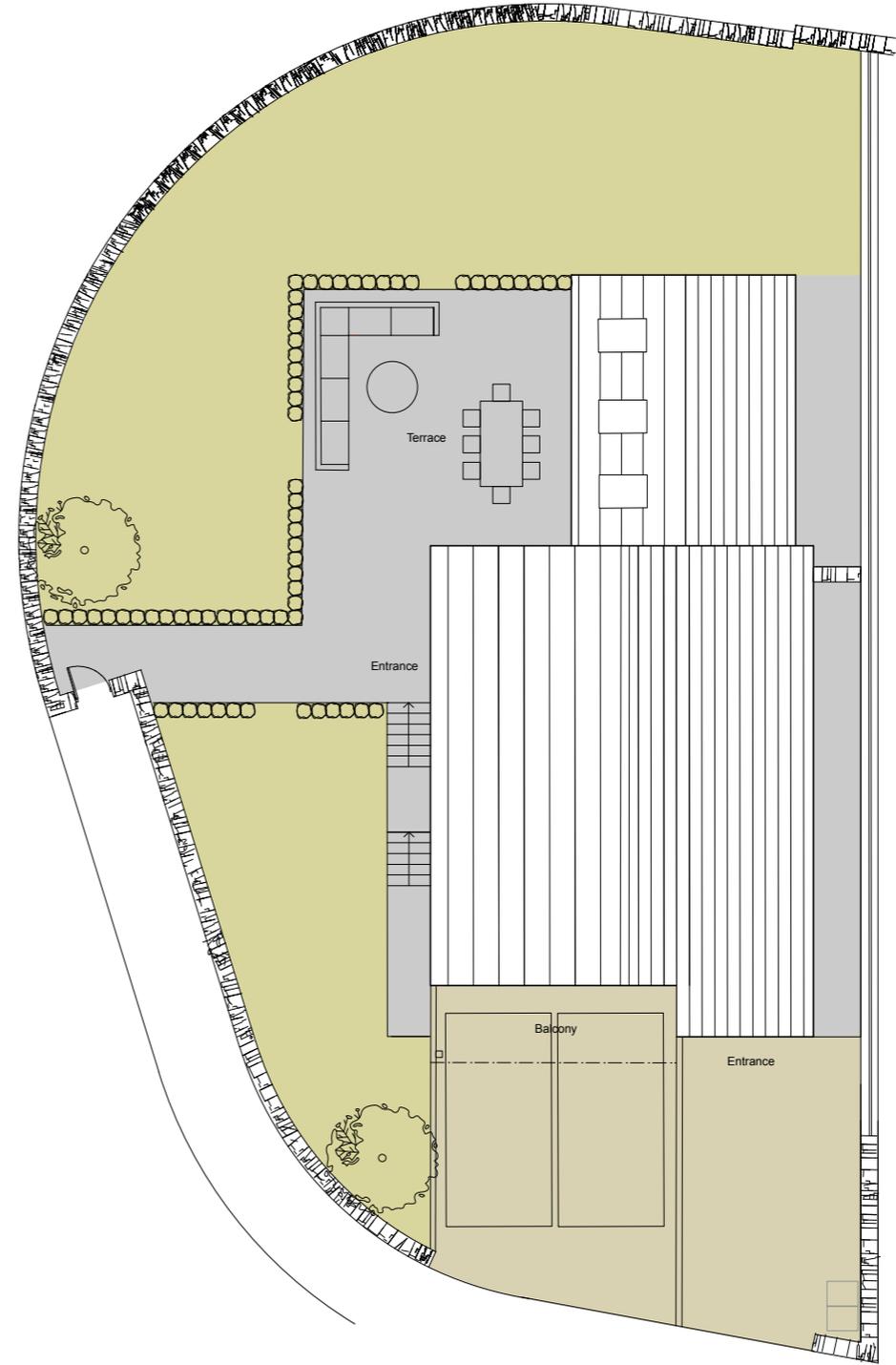


YORKSHIRE
COUNTRY PROPERTIES



PLOT 14

PLOT 14 SITE PLAN





**16 METRES OF OPEN
PLAN LIVING, EXTENDING
INTO THE GARDEN ROOM,
MAKES THE MIRY A
PERFECT HOME FOR BUSY
FAMILY LIFE.**

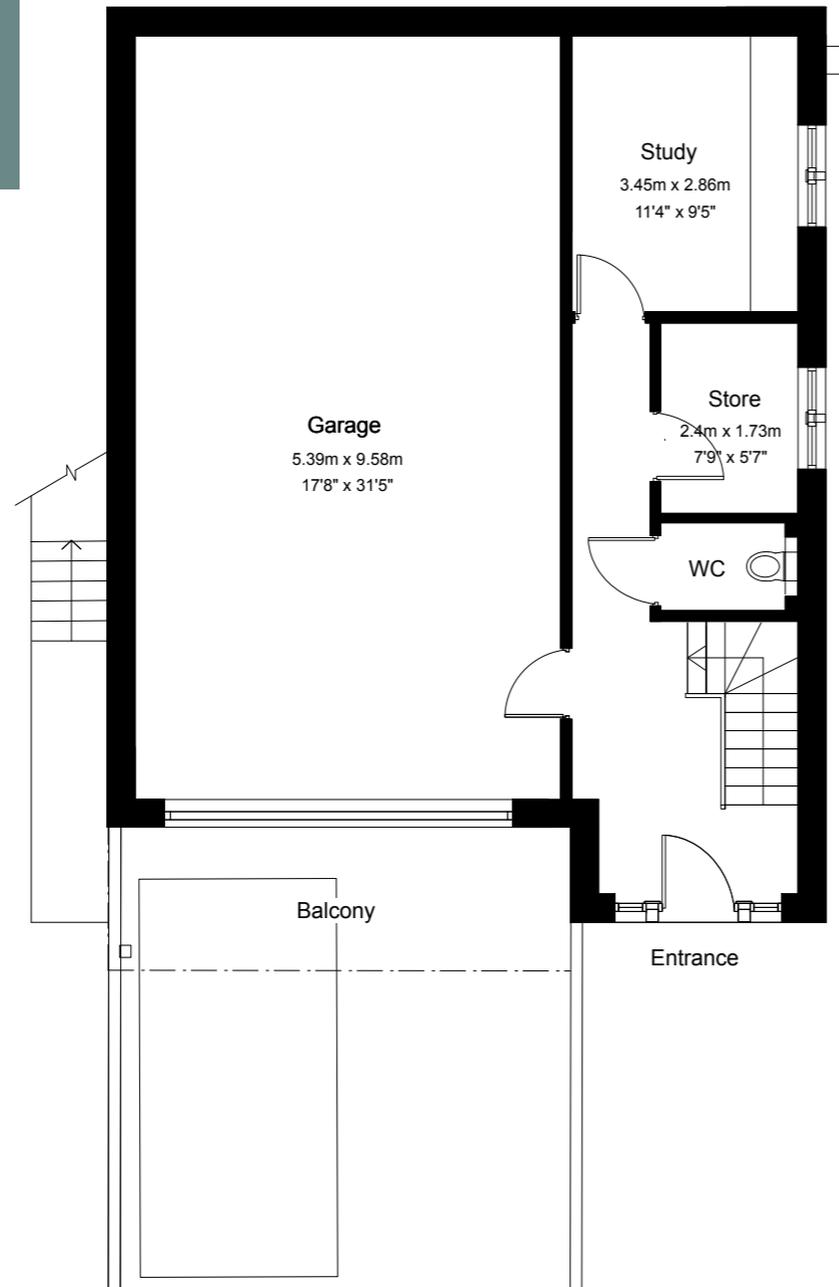


ENSURE YOUR HOME IS A TRUE REFLECTION OF YOUR STYLE.

AT YORKSHIRE COUNTRY PROPERTIES WE WORK CLOSELY WITH YOU TO **BESPOKE YOUR HOME** TO SUIT YOUR LIFESTYLE.



PLOT 14 THE MIRY FLOOR PLANS & DIMENSIONS

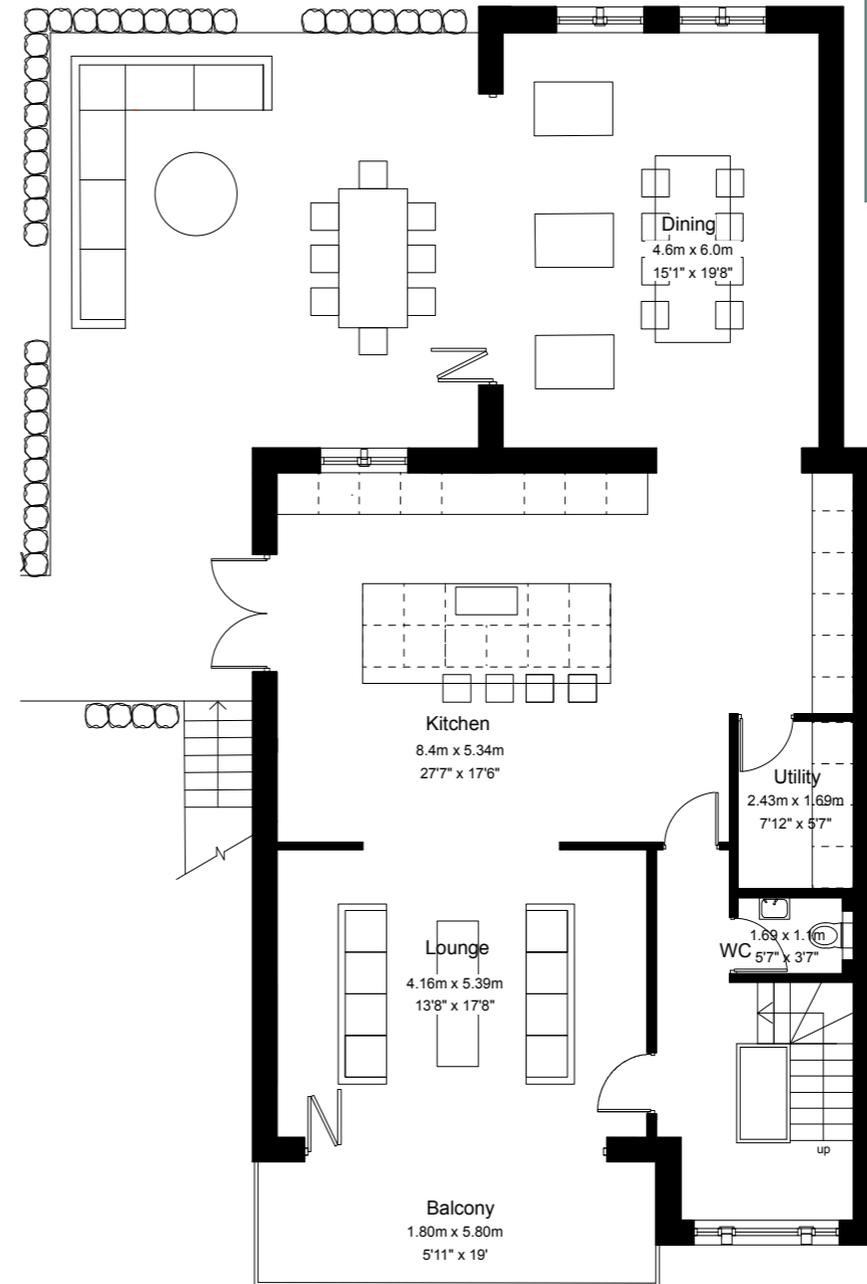


GROUND FLOOR PLAN

32 sq m / 342 sq ft. Excluding garage.

Garage - 52 sq m / 556 sq ft. All dimensions shown are approximate.

PLOT 14 THE MIRY FLOOR PLANS & DIMENSIONS



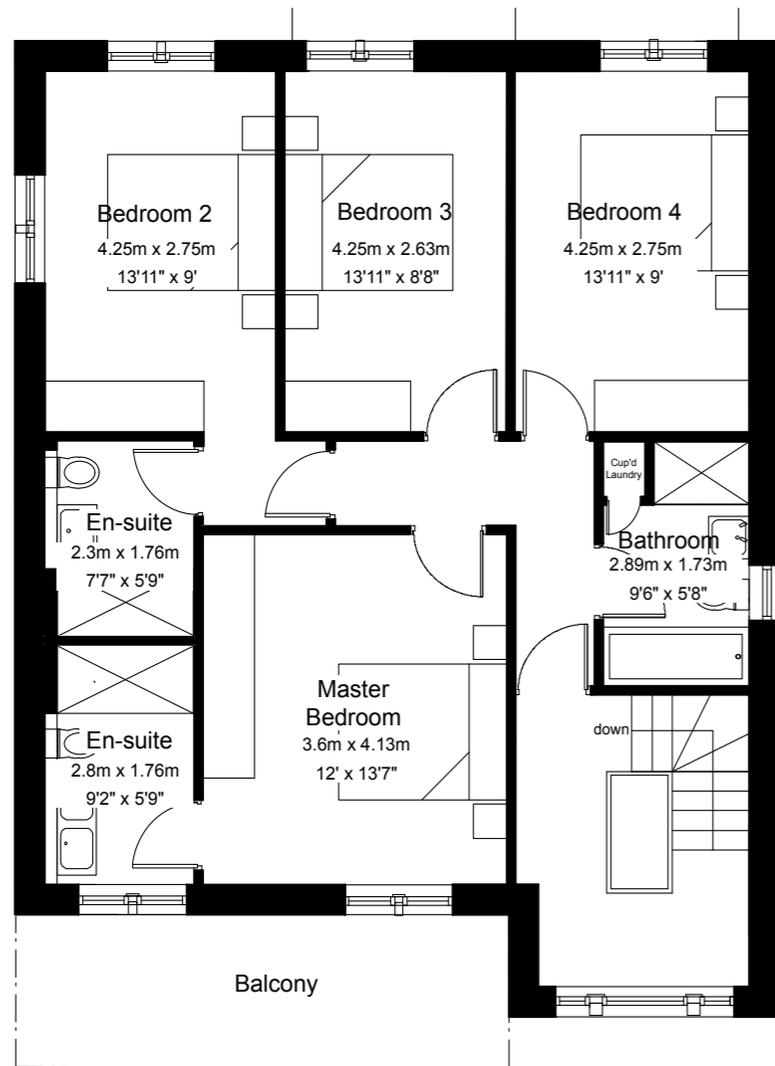
FIRST FLOOR PLAN

112 sq m / 1206 sq ft. Excluding balcony.

Balcony - 11 sq m / 113 sq ft. All dimensions shown are approximate.

PLOT 14 THE MIRY
FLOOR PLANS &
DIMENSIONS

TOTAL:
227 sq m
(2443 sq ft)



SECOND FLOOR PLAN

83 sq m / 896 sq ft. All dimensions shown are approximate.



PLOT 14 THE MIRY INTERIORS & SPECIFICATIONS



This stunning four bedroom home, the only one of its type on this exclusive development. Occupying an elevated position and offering circa 2454 Sq Ft of internal living space this beautiful home is guaranteed to impress with its enviable design and sizeable living space.

Enter the property on either the ground floor or on the first floor directly into the kitchen.

The ground floor entrance is situated adjacent to the double garage and below the impressive balcony extending from the first floor. The ground floor offers flexible utility/storage/study with a sizeable home office, an integral door to the garage and a convenient w/c.

A feature galleried staircase leads up to the first floor. At the very heart of this floor is the outstanding kitchen; with a stunning premium kitchen and high spec flooring this is a perfect space for entertaining friends and enjoying the breath taking views across the Holme Valley. Additional side entrance from the kitchen to the west facing garden area and gated access to the street. A substantial adjoining lounge area to the front of the property with double doors to a stunning 1.8 x 5.8m feature balcony allows light to flood in throughout the day. Adjacent to the kitchen at the rear is a sizeable garden room, ideal for

creating a luxurious dining space, you have the option of bringing the outside in with the large bi-fold doors leading out to the rear patio garden. This level also offers a handy w/c and utility room.

The first floor comprises of four generous double bedrooms and three luxurious bathrooms, two of them en-suite. The extensive master suite features a bank of fitted wardrobes and an en-suite bathroom with walk in shower unit and double vanity unit. Bedroom two leads to an en-suite shower room and is perfect as a guest bedroom. As well as the two additional double bedrooms plus a conveniently located family bathroom with bath and separate shower unit.

Externally the property is built in our trademark natural Yorkshire stone and has a large private driveway with ample parking for three cars (plus garage). The outside space to the rear boasts an extensive natural stone patio and wrap around lawned area. An attractive landscaped area with planting to the front frames the stone path leading to the first floor patio area.

Plot 14 offers an opportunity to purchase and bespoke to your individual tastes a distinctive home with an emphasis on luxury.

PLOT 14 THE MIRY INTERIOR SPECIFICATION

INTERIOR SPECIFICATION

'HIVE' Smart Home Heating system

Internal wall paint

Internal Doors - Suffolk styled door

Painted skirting and architraves

Feature staircase with a choice of oak handrail and spindals or glazing

Switches and Sockets with USB ports - Brushed stainless steel

Lighting - Spot lights throughout finished in brushed stainless steel

Fully prepared for high speed optical fibre connectivity

FLOOR COVERINGS THROUGHOUT PROPERTY

Ground floor - Garage - Painted concrete
WC & Study - Karndean Knight Tile/Knight plank in a choice of colours

First floor - Kitchen/Diner/hall/utility & WC- Karndean Knight Tile/Knight plank in a choice of colours

First floor - Lounge- Karndean Knight Tile/Knight plank in a choice of colours/carpet in a choice of colours

Second floor - Carpet in a choice of colours

KITCHEN

Premium kitchen designed within spacious living area. A choice of styles and finishes available.

APPLIANCES

RangeMaster cooker

Integrated fridge/freezer or American style free standing

Integrated dishwasher by AEG or equivalent

Double ceramic sink

Kitchen taps by 'hot water' award winning "Quooker" - PRO3 Fusion Square/Flex Chrome

UTILITY

Low level cupboards and work top, with opening for customers stand alone washing machine and dryer

Sink & drainer

MAIN BATHROOM

Premium tiled bathroom

Porcelanosa flooring tiles to customers choice

Feature vanity unit - In a choice of colours

Spacious shower and separate bath

Towel rail in a choice of finish

EN-SUITE - MASTER

Enclosed spacious shower unit

Premium tiled bathroom - Half tile except shower area which is full tile

Porcelanosa flooring tiles to customers choice

Double sink unit

EN-SUITE - 2

Enclosed spacious shower unit

Premium tiled bathroom - Half tile except shower area which is full tile

Porcelanosa flooring tiles to customers choice

W.C / CLOAKS

Toilet and wash basin finished to a high spec

MASTER BEDROOM

Bespoke designed fitted wardrobes as per brochure layout - Choice of styles and colour

BEDROOM 2

Bespoke designed fitted wardrobes as per brochure layout - Choice of styles and colour

PLOT 14 THE MIRY EXTERNAL SPECIFICATION

EXTERNAL SPECIFICATION

Properties to be constructed from natural stone

Natural stone roof slates

Contemporary UPVC windows finished externally in stylish grey and white to the interior

Electric operated velux windows to garden room

All external doors - 4 lever 'secure by design' as standard, with a composite front door

High quality seamless aluminium guttering, finished to match all external window frames

Natural stone terrace

Aluminium bi-fold doors off garden room

Balcony with bi-fold doors to front offering fantastic views and extended living space with a composite decking floor

External cold water tap

Landscaped and turfed rear garden

Tegula Setts driveway

Security alarm

Brushed stainless steel external lighting

Electric vehicle charging point (1 per house)

Double integral garage

Electric sectional garage door in stylish grey

Grey painted concrete garage floor

PLOT 14 UPGRADES

FOLLOW US ON:



At the start of your journey, our friendly and experienced team warmly welcome you to our marketing suite in Netherthong. You will 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.

INTERNAL

Stone wall to kitchen and living room

Timber beams to first floor

Dividing glass/ oak doors and fixed window panels between kitchen and living

Oak staircase treads

Oak joinery to skirtings, architraves, doors

Upgrades on wardrobes, flooring, finishes in general

Log burning stove in living room

Under floor heating

Feature vanity to en-suites

EXTERNAL

Planting, lavender, box hedge.

Outdoor kitchen including external built in fridge, BBQ, storage cupboard.

AUDIO VISUAL

We pride ourselves on integrating tomorrows technology. Our home automation solutions use intuitive touchscreen and SMART technology providing the ultimate in convenience and flexibility for combining Lighting, TV and Audio, Heating & Cooling, Shades & Blinds by using your own iPad, iPhone or custom in-wall touchscreen devices. Create your own theatre, watch TV, access movie collection, play video games and stream films in the comfort of your own home.

Our design team will work with you to create your own desired system tailored to meet your families and household requirements.



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