

**Preston  
Baker**



Estate & letting agents



**THE STAPLETON, VINE FARM, CARLTON**



CARLTON VILLAGE



STREET SCENE

## ABOUT THE DEVELOPMENT:

*Kingfield homes are all built on hand picked plots to not only provide quality builds but to establish a development that will thrive as a community and benefit the local area. Not only does the quality show from the outside of their developments, they are just as impressive on the inside. Bespoke kitchens and bathrooms all come as standard.*

*Vine Farm is a centrally located small development of only seven houses, two detached and two semi-detached houses accessed by one driveway and three detached houses accessed by separate private drive. Three different house types provide something for everyone.*

*The Stapleton is a three-bedroom, two bathroom, semi-detached executive family home set over three floors with an impressive master suite - 1400 Sq.ft.*

*The Norfolk - A versatile family home with open-plan living on the ground floor with two further reception rooms and four impressive double bedrooms, the master with ensuite. - 1600 Sq.ft.*

*The Beaumont, the largest house, is a four double bedroom, two bathroom detached executive family home set over two floors - 2000 Sq.ft.*

## ABOUT THE AREA:

*Just five miles south-east of Selby, Carlton is a small and popular village. With primary and secondary education as well as excellent transport links, this civil parish is convenient for commuters and families. The famous Carlton Towers are a popular attraction and properties range from ideal first time homes to spacious family houses Best known for the Carlton Towers, one of Yorkshire's most beautiful places, the venue is used for weddings, corporate and puts on various other events each year including an annual exhibition from Carlton Art Club. Mill Lane on the north east side and Hangar Lane with the flood bank and plain on the west are popular with dog walkers. Finally, the village hall has an active community with activities and events for all ages.*

*Within the village, there is the Frying Nemo chip shop and two pubs – The Foresters and The Oddfellows. The latter has had a recent refurbishment and offers food as well as overnight accommodation. Selby is a short drive away for more options. The village is home to education from three to 16 thanks to Carlton in Snaith Community Primary School and The Holy Family Catholic High School.*

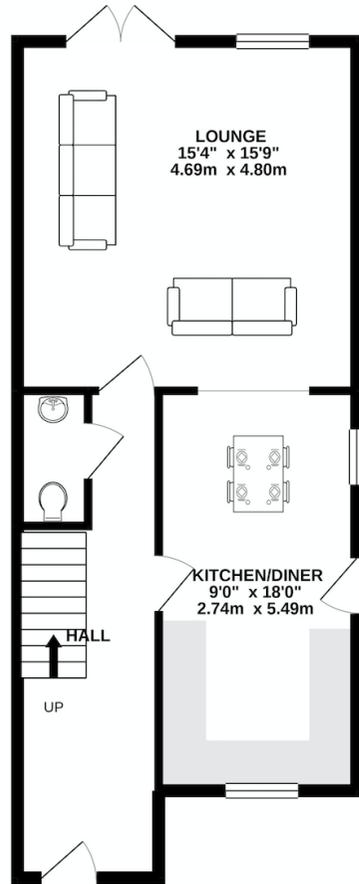
*Carlton enjoys close proximity to the M62 which makes it easy to join the A1, M1 and M180 whether you are going north, east, south or west. It is possible to commute to Doncaster, Leeds or York in under an hour. On top of this, Robin Hood Airport is just over 20 miles away.*





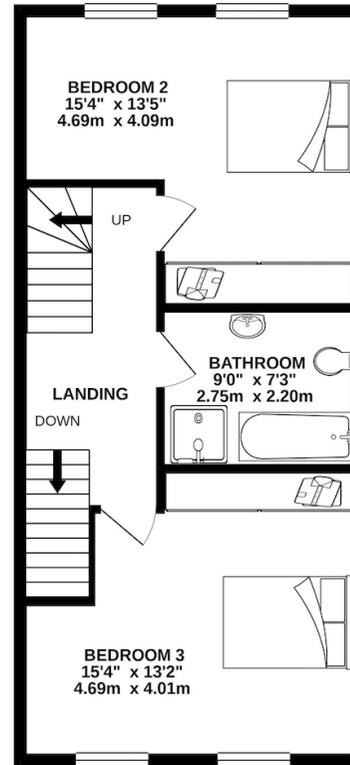
## GROUND FLOOR

544 sq.ft. (50.6 sq.m.) approx.



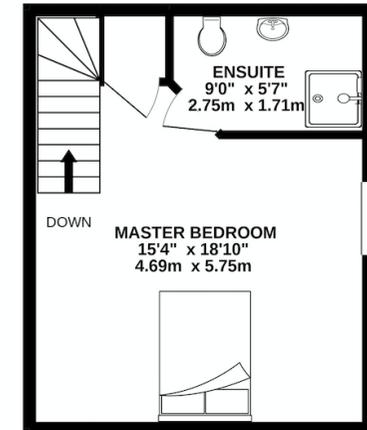
## FIRST FLOOR

519 sq.ft. (48.2 sq.m.) approx.



## SECOND FLOOR

290 sq.ft. (26.9 sq.m.) approx.



## SPECIFICATION

### Bathroom/Ensuite

- + Full height ceramic tiling to shower, half height around bath
- + White contemporary bath & sink with chrome taps
- + Ladder style polished chrome, or equivalent, heated towel rail
- + Twin head thermostatic showers

### Kitchen/Lighting

- + 30mm quartz worktops
- + Integrated fridge/freezer, washing machine, dishwasher, oven and hob
- + Swanneck tap and under-mount sink
- + Smart surround sound to kitchen & family bathroom
- + Chrome spot lights to kitchen / dining / wet room areas
- + One car charging point per dwelling

### Internal/External

- + Composite front door– choice of colour and style
- + Indian stone patio to the rear and pathway around the house
- + Ideal boiler system – minimum 5 years warranty & underfloor heating to ground floor
- + Solar panels
- + 10 years CML complaint warranty
- + Two car private drive

## CONTACT US

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*Development may be subject to variations in appearance and gardens may indicate several years growth. Internal images show typical fixtures and fittings are for visual representation only and do not depict the actual finish. Floor plans for illustrative purposes and are subject to variation. No responsibility can be taken for any misstatement in this leaflet, which is not a contract nor forms any part of the contract.*

