

The Beech



**Plot 5 Larth Close, Whitley Goole DN14 0GZ**

**welcome to**

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At Chestnut Fold each home is crafted with meticulous attention to detail and an unwavering commitment to exceptional craftsmanship. The collection of properties capture the warmth and charm of traditional farmhouse living, while offering the flexibility and convenience required for modern living,



Thoughtfully designed with authentic architectural detailing, these homes blend harmoniously into their surroundings. Farmhouse-inspired resin gravel driveways and pathways enhance both the visual appeal and practicality of the exterior. Inside, the homes feature four generously proportioned double bedrooms (with one three-bedroom plot incorporating an orangery). The master suite offers a private en-suite bathroom, creating a peaceful retreat, while a beautifully appointed main bathroom with high-quality fittings serves the remaining bedrooms. At the heart of each home lies a bespoke, premium Howdens kitchen, complete with solid quartz worktops, a fitted island, and a full suite of high-specification BOSCH integrated appliances-individually tailored to each property. Carefully considered lighting and intelligent layout design combine to deliver a space that is both highly functional and effortlessly sophisticated.

**See Brochure**

**Agents Note**



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## Plot 5, Larth Close

- \*\*\*LUXURY NEW HOME DEVELOPMENT - JUST 5 HOMES NOW AVAILABLE\*
- Stunning Show Home Ready To View
- Beautiful Kitchen Orangery
- Just Six Finely Crafted Detached Homes In A Gated Community
- Award-Winning Designs & 6 year Architectural Build Warranty - Fully Carpeted Throughout

Tenure: Freehold EPC Rating: Exempt  
Council Tax Band: Deleted



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SEL108964 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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