SYCAMORE PARK

DRIFFIELD, EAST RIDING OF YORKSHIRE

A STUNNING COLLECTION OF

2, 3, 4 & 5 BEDROOM HOMES



Welcome to Sycamore Park

With its two, three, four and five bedroom homes, Sycamore Park is perfectly placed for access to the local market town of Driffield. Local shops, amenities and good transport links make Driffield ideal for first-time buyers to growing families. It's a great place to live, work and enjoy life.

Location

Sycamore Park is ideally positioned for Driffield town centre and the beautiful surrounding countryside.

With its choice of shops and market, excellent amenities and entertainment attractions, Driffield caters for everyone's needs, while the surrounding landscape with its charming villages and local towns provides a wonderful lifestyle.











Your nearest transport links



Driffield Station



A614



Leeds Airport

Up to 2 Miles

- 01. Driffield Town Centre
- 02. Tesco Superstore
- 03. Driffield Station
- 04. Alfred Bean Hospital

Up to 5 Miles

- 05. Driffield Showground
- 06. Driffield Golf Club
- 07. Wansford Lock
- 08. Skerne Wetlands

Up to 10 Miles

- 09. Burton Agnes Hall
- 10. Sledmere House
- 11. Yorkshire Wolds Railway
- 12. Rudston Monolith

Up to 25 Miles

- 13. Tophill Low Nature Reserve
- 14. Bridlington Beach
- 15. Scarborough
- 16. Hull

Map shown is not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps.

Connections

Sycamore Park has easy access to Driffield town centre and local delightful villages as well as towns across the Yorkshire Wolds such as Beverley and Bridlington.

Handy rail links from Driffield station can take you to Hull or Scarborough where connections lead to York and Leeds, while Leeds Airport offers a choice of flights both national and international for business or holidays.





22 |

Bridlington

12 miles

Destinations by car

42

Scarborough

20 miles

46

Hull

25 miles



Destinations by train

Driffield Station

15 min

Bridlington

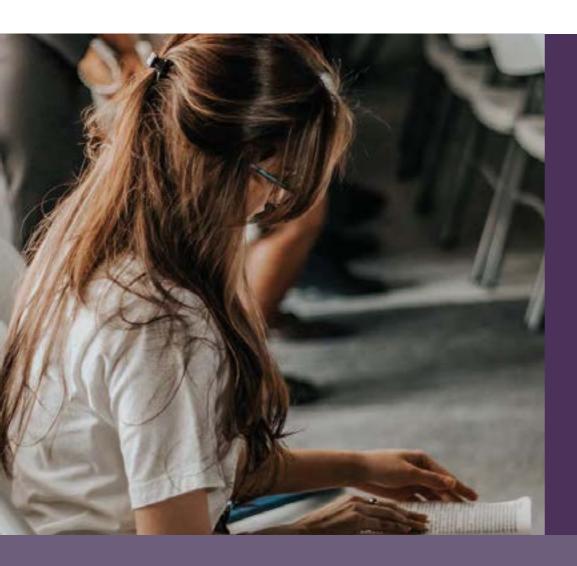
3

Hull

53

Scarborough

Times, distances and directions are approximate only and are taken from google.co.uk/maps and nationalrail.co.uk.



Education

Families will appreciate the local schooling in the area with infant, junior and secondary schools under a mile away.

Driffield Northfield Infant School and Driffield Junior School, and a larger secondary school, known simply as Driffield School serve the town, with Driffield School containing a Sixth Form with A-level education.

Driffield Northfield Infant School

A small and friendly infant school under 1 mile away, providing high quality education and care for 4- to 7-year-olds. The friendly and caring environment ensures each child is happy and safe and eager to come to school.

Driffield Junior School

Driffield Junior lives by its key principles of caring, learning and sharing, leading to success for all pupils. Pupils build a positive attitude to schooling and education through a school environment that is ambitious and friendly.

Driffield School and Sixth Form

A secondary school with a curriculum designed to encourage students to make good progress towards their academic targets. Driffield School and Sixth Form provides an excellent educational experience for each student's growth.

Although the schools listed above are nearby, we cannot guarantee admission.

SYCAMORE PARK

DRIFFIELD, EAST RIDING OF YORKSHIRE

A stunning collection of two, three and four bedroom homes. Sycamore Park is perfectly placed for access to the local market town of Driffield.

2 Bedroom Homes

- The Denton
- The Fenton

3 Bedroom Homes

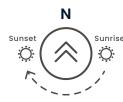
- The Alderley
- The Cedarwood
- The Collingwood
- The Kingston

4 Bedroom Homes

- The Buckland
- The Chelmsford
- The Chiddingstone
- The Hareford
- The Newford
- The Oakford
- The Selsdon
- The Stamford
- The Willington







The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Site plan is not to scale. Please speak to our Sales Executives for more details. October 2021.

2 Bedroom Home





The Fenton is a delightful semi-detached two bedroom home featuring an open-plan kitchen/dining area with double doors leading into the garden and a separate living room. On the first floor, two good-sized bedrooms are found, both with easy access to the family bathroom.



Ground Floor

Kitchen/Dining Area Living Room 4.05m x 3.57m | 13'3" x 11'8" 3.99m x 3.04m | 13'1" x 9'11"



First Floor

 Master Bedroom
 4.05m x 3.22m | 13'3" x 10'6"

 Bedroom 2
 4.05m x 2.58m | 13'3" x 8'5"

 Bathroom
 2.03m x 1.91m | 6'7" x 6'3"



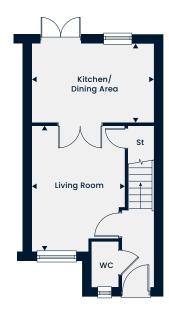






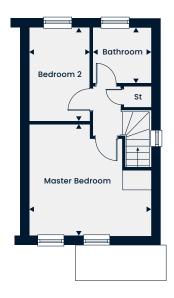
The Denton

The Denton is a two bedroom semi-detached home. The ground floor features a living room and a spacious kitchen/dining area with double doors to the garden. A cloakroom and storage cupboard complete the ground floor. Upstairs, there is a master bedroom, a second bedroom and a family bathroom. This home also comes with two parking spaces.



Ground Floor

Kitchen/Dining Area Living Room 4.22m x 2.74m | 13'10" x 9'0" 4.39m x 3.23m | 14'5" x 10'7"



First Floor

 Master Bedroom
 4.22m x 3.88m | 13'10" x 12'9"

 Bedroom 2
 3.24m x 2.09m | 10'7" x 6'10"

 Bathroom
 2.04m x 1.91m | 6'8" x 6'3"

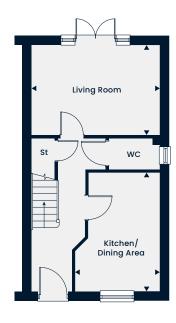








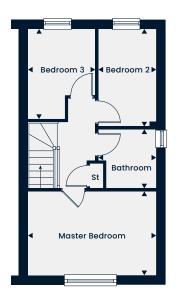
The Cedarwood is a three bedroom semi-detached home offering a kitchen/dining area and a living room with double doors to the garden. A cloakroom and storage cupboard complete the ground floor. Upstairs, there is a master bedroom, two further bedrooms and a family bathroom. This home also comes with two parking spaces.



The Cedarwood

Ground Floor

Kitchen/Dining Area Living Room 4.11m x 2.91m | 13'6" x 9'7" 4.39m x 3.09m | 14'5" x 10'1"



First Floor

 Master Bedroom
 4.39m x 2.89m | 14'5" x 9'6"

 Bedroom 2
 3.35m x 1.99m | 11'0" x 6'6"

 Bedroom 3
 3.09m x 2.31m | 10'1" x 7'7"

 Bathroom
 2.03m x 1.70m | 6'8" x 5'7"







The Alderley

The Alderley is a lovely three bedroom home. The ground floor features a living room and a spacious kitchen/dining area with a bay window. A cloakroom and storage cupboard complete the ground floor. Upstairs, there is a master bedroom featuring an en suite, two further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area Living Room 4.14m x 3.17m | 13'7" x 10'5" 4.84m x 3.43m | 15'10" x 11'3"



First Floor

 Master Bedroom
 3.78m x 3.54m | 12'5" x 12'4"

 En Suite
 1.71m x 1.68m | 5'7" x 5'6"

 Bedroom 2
 3.35m x 2.65m | 11'0" x 8'8"

 Bedroom 3
 2.53m x 2.23m | 8'3" x 7'3"

 Bathroom
 2.07m x 1.90m | 6'9" x 6'2"







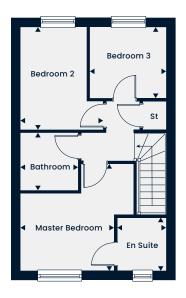


The Collingwood is a lovely three bedroom detached home offering a kitchen/dining area and a separate living room with double doors to the garden. A cloakroom and storage cupboard complete the ground floor. Upstairs, there is a master bedroom with an en suite, two further bedrooms and a family bathroom. This home also comes with two parking spaces.



Ground Floor

Kitchen/Dining Area Living Room 4.10m x 2.70m | 13'5" x 8'10" 4.85m x 3.44m | 15'11" x 11'3"



First Floor

 Master Bedroom
 3.12m x 2.57m | 10'3" x 8'5"

 En Suite
 1.74m x 1.63m | 5'8" x 5'4"

 Bedroom 2
 3.44m x 2.21m | 11'3" x 7'3"

 Bedroom 3
 2.55m x 2.39m | 8'4" x 7'10'

 Bathroom
 1.93m x 1.92m | 6'4" x 6'4"







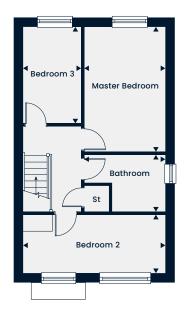
The Kingston is a lovely three bedroom semi-detached home offering a kitchen/dining area and a separate living room with double doors to the garden.

A cloakroom and storage cupboard complete the ground floor. Upstairs, there is a master bedroom, two further bedrooms, a storage cupboard and a family bathroom.



Ground Floor

Kitchen/Dining Area Living Room 5.41m x 3.01m | 17'9" x 9'11" 5.14m x 3.43m | 16'11" x 11'3"



First Floor

 Master Bedroom
 4.56m x 2.96m | 15'0" x 9'9"

 Bedroom 2
 5.14m x 2.13m | 16'11" x 7'0"

 Bedroom 3
 3.52m x 2.09m | 11'7" x 6'10"

 Bathroom
 2.07m x 1.93m | 6'9" x 6'4"

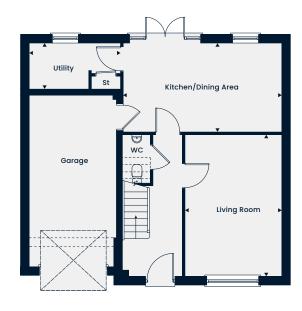






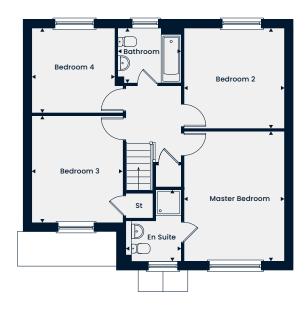
The Buckland

The Buckland is a modern four bedroom detached home featuring an integral garage. The ground floor comprises a kitchen/dining area, a separate living room and a utility. Upstairs boasts a master bedroom with an en suite, three further good-sized bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area Living Room Utility 5.52m x 3.08m | 18'1" x 10'1" 4.93m x 3.36m | 16'2" x 11'0" 3.17m x 1.56m | 10'4" x 5'1"



First Floor

 Master Bedroom
 4.52m x 3.48m | 14'10" x 11'5"

 En Suite
 2.48m x 1.94m | 8'1" x 6'4"

 Bedroom 2
 3.49m x 3.48m | 11'5" x 11'5"

 Bedroom 3
 3.72m x 3.17m | 12'2" x 10'4"

 Bedroom 4
 2.94m x 2.88m | 9'7" x 9'5"

 Bathroom
 2.22m x 1.90m | 7'3" x 6'3"









The Chelmsford is a lovely four bedroom detached home offering a kitchen/dining area with double doors to the garden and a separate utility area.

A good-sized living room, cloakroom and storage cupboard complete the ground floor. Upstairs, there is a spacious master bedroom with an en suite, three further bedrooms, two storage cupboards and a family bathroom. The home comes with a integral garage and parking.



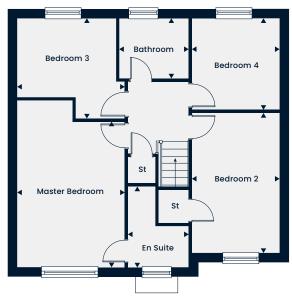
Ground Floor

The Chelmsford

 Kitchen/Dining Area
 5.52m x 2.98m | 18'1" x 9'9"

 Living Room
 4.87m x 3.49m | 16'0" x 11'5"

 Utility
 1.93m x 1.75m | 6'4" x 5'9"



First Floor

 Master Bedroom
 4.69m x 3.46m | 15'4" x 11'4"

 En Suite
 1.97m x 1.31m | 6'6" x 4'4"

 Bedroom 2
 4.51m x 2.83m | 14'10" x 9'3"

 Bedroom 3
 3.22m x 3.19m | 10'7" x 10'5"

 Bedroom 4
 2.95m x 2.83m | 9'8" x 9'3"

 Bathroom
 2.25m x 1.93m | 7'4" x 6'4"







This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

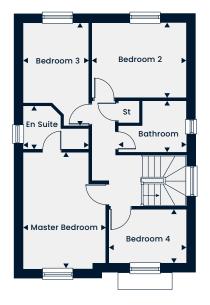
The Hareford is a four bedroom detached home offering a kitchen/dining area with double doors to the garden and a separate utility area.

A good-sized living room, cloakroom and storage cupboard complete the ground floor. Upstairs, there is a spacious master bedroom with an en suite, three further bedrooms, a storage cupboard and a family bathroom. The home comes with a detached garage and parking.



Ground Floor

Kitchen/Dining/Family Area Living Room Utility 6.31m x 3.09m | 20'8" x 10'1" 6.23m x 3.43m | 20'5" x 11'3" 1.67m x 1.00m | 5'4" x 3'2"



First Floor

Master Bedroom	3.35m x 3.23m 11'0" x 10'7""
En Suite	1.68m x 1.50m 5'6" x 4'11"
Bedroom 2	3.63m x 2.89m 11'11" x 9'6"
Bedroom 3	3.09m x 2.59m 10'1" x 8'6"
Bedroom 4	2.99m x 2.09m 9'10" x 6'10"
Bathroom	2.62m x 2.00m 8'7" x 6'7"





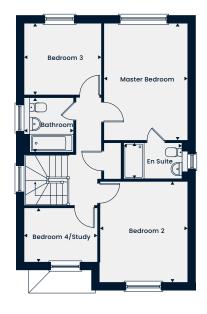


A well-proportioned four bedroom detached home featuring a spacious kitchen/dining/family area, with a bi-folding door leading into the garden, a separate living room and utility to complete the ground floor. Upstairs, the master bedroom with an en suite can be found alongside three further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining/Family Area Living Room Utility 6.31m x 4.60m | 20'8" x 15'1" 5.27m x 3.38m | 17'3" x 11'1" 1.93m x 1.61m | 6'4" x 5'3"



First Floor

 Master Bedroom
 4.52m x 3.23m | 14'10" x 10'7"

 En Suite
 2.47m x 1.40m | 8'1" x 4'7"

 Bedroom 2
 3.89m x 3.38m | 12'9" x 11'1"

 Bedroom 3
 2.98m x 2.73m | 9'9" x 8'11"

 Bedroom 4
 2.83m x 2.08m | 9'3" x 6'10"

 Bathroom
 2.12m x 1.90m | 6'11" x 6'3"



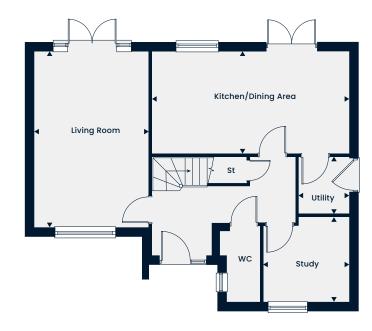






The Newford

The Newford is a spacious four bedroom detached home offering a kitchen/dining area with double doors to the garden and a separate utility area. A good-sized living room also features double doors to the garden and a separate study, cloakroom and storage cupboard complete the ground floor. Upstairs, there is a spacious master bedroom with an en suite, three further bedrooms, a storage cupboard and a family bathroom. The home comes with a detached garage and parking.



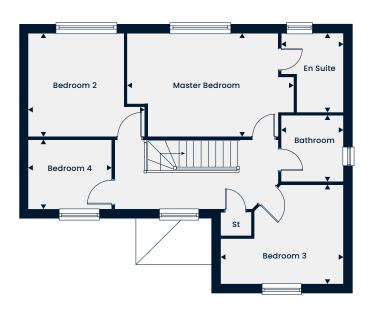
Ground Floor

 Kitchen/Dining Area
 6.20m x 3.20m | 20'4" x 10'6"

 Living Room
 5.52m x 3.56m | 18'1" x 11'8"

 Study
 2.69m x 2.41m | 8'10" x 7'11"

 Utility
 1.67m x 1.00m | 5'4" x 3'2"



First Floor

 Master Bedroom
 4.12m x 3.26m | 13'6" x 10'8"

 En Suite
 2.49m x 1.95m | 8'2" x 6'5"

 Bedroom 2
 3.26m x 3.00m | 10'8" x 9'10"

 Bedroom 3
 3.84m x 3.12m | 12'7" x 10'3"

 Bedroom 4
 2.61m x 2.17m | 8'7" x 7'2"

 Bathroom
 2.10m x 1.95m | 6'1" x 6'5"









A spacious four bedroom detached home that benefits from a study, utility, living room and a separate open-plan kitchen/dining/family area, with a bi-fold door leading out to the garden. Upstairs, there is a master bedroom, three further bedrooms and a family bathroom. Both the master bedroom and bedroom 2 benefit from an en suite.



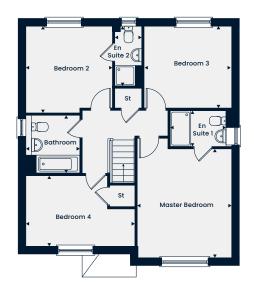
Ground Floor

 Kitchen/Dining/Family Area
 7.99m x 3.57m | 26'2" x 11'8"

 Living Room
 5.28m x 3.61m | 17'3" x 11'10"

 Study
 2.28m x 2.21m | 7'5" x 7'3"

 Utility
 2.21m x 1.88m | 7'3" x 6'2"



First Floor

 Master Bedroom
 4.23m x 3.66m | 13'10" x 12'0"

 En Suite 1
 2.37m x 1.40m | 7'9" x 4'7"

 Bedroom 2
 3.37m x 3.36m | 11'0" x 11'0" x 11'0"

 En Suite 2
 2.31m x 1.05m | 7'7" x 3'5"

 Bedroom 3
 3.40m x 3.17m | 11'1" x 10'4"

 Bedroom 4
 4.23m x 2.73m | 13'10" x 8'11"

 Bathroom
 2.25m x 2.08m | 7'4" x 6'9"





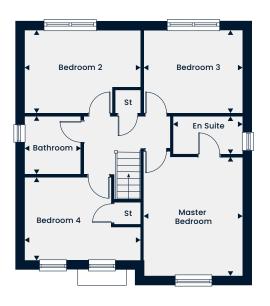


The Oakford is a spacious four bedroom detached home offering a kitchen/dining area with double doors to the garden and a separate utility area. A good-sized living room features double doors to the dining area, and a separate study, cloakroom and storage cupboard complete the ground floor. Upstairs, there is a spacious master bedroom with an en suite, three further bedrooms, a storage cupboard and a family bathroom. The home comes with a detached garage and parking.



Ground Floor

Kitchen	3.09m x 2.30m 10'1" x 7'7"
Dining Area	5.70m x 3.58m 18'8" x 11'9"
Living Room	5.29m x 3.61m 17'4" x 11'10"
Study	2.21m x 2.19m 7'3" x 7'2"
Utility	2.21m x 1.83m 7'3" x 6'0"



First Floor

Master Bedroom	4.34m x 3.67m 14'3" x 12'0"
En Suite	2.58m x 1.40m 8'5" x 4'7"
Bedroom 2	4.24m x 3.09m 13'11" x 10'1"
Bedroom 3	3.67m x 3.09m 12'0" x 10'1"
Bedroom 4	4.24m x 3.04m 3'11" x 9'11"
Bathroom	2.14m x 2.06m 7'0" x 6'9"









The Willington

A lovely four bedroom home featuring a living room and an open-plan kitchen/dining/family area with a bi-fold door leading out to the garden. The ground floor is complete with a separate utility room, cloakroom, storage cupboard and spacious study. Upstairs, both the main bedroom and bedroom 2 benefit from an en suite, while two further bedrooms and a family bathroom complete the first floor.



Ground Floor

Kitchen/Dining/Family Area Living Room Study Utility

9.68m x 3.18m | 31'9" x 10'5" 5.45m x 4.28m | 17'10" x 14'0" 3.14m x 2.18m | 10'3" x 7'1" 1.76m x 1.71m | 5'9" x 5'7"



First Floor

Main Bedroom	5.58m x 4.28m 18'3" x 14'0"
En Suite 1	2.43m x 1.93m 7'11" x 6'4"
Bedroom 2	4.12m x 3.16m 13'6" x 10'4"
En Suite 2	2.49m x 1.99m 8'2" x 6'6"
Bedroom 3	3.50m x 3.11m 11'5" x 10'2"
Bedroom 4	3.26m x 3.11m 10'8" x 10'2"
Bathroom	2.73m x 2.01m 8'11" x 6'7"





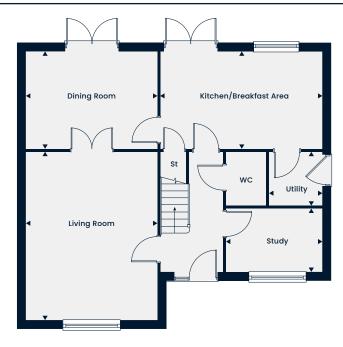
The Stamford

The Stamford is a lovely four bedroom detached home offering a kitchen/breakfast dining area with double doors to the garden and a separate utility area.

The living room opens up into the dining room, which features a double door to the garden. A separate study, cloakroom and storage cupboard complete the ground floor.

Upstairs, there is a spacious master bedroom with an en suite, three further bedrooms one of which features an en suite, two storage cupboards and a family bathroom.

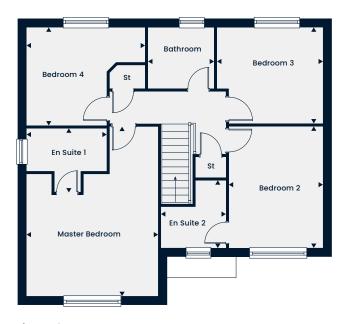
The home comes with a detached (double or triple) garage and parking.



Ground Floor

Kitchen/Breakfast Area
Dining Room
Living Room
Study
Utility

5.25m x 3.19m | 17'3" x 10'5" 4.29m x 3.19m | 14'1" x 10'5" 5.51m x 4.29m | 18'1" x 14'1" 3.12m x 2.07m | 10"3" x 6'9" 1.77m x 1.71m | 5'10" x 5'7"



First Floor

 Master Bedroom
 4.29m x 3.3lm | 14'1" x 10'10"

 En Suite 1
 2.61m x 1.40m | 8'7" x 4'7"

 Bedroom 2
 3.98m x 3.06m | 13'1" x 10'0"

 En Suite 2
 2.10m x 1.34m | 6'11" x 4'5"

 Bedroom 3
 3.46m x 3.14m | 11'4" x 10'3"

 Bedroom 4
 3.2lm 2.61m | 10'6" x 8'7"

 Bathroom
 2.16m x 1.99m | 7'1" x 6'6"



Moving Schemes

Tilia Homes likes to make sure that you can move into your new dream home, whatever your situation. We can help you overcome almost any obstacle that you face as a new homebuyer.

Whether you are a first-time buyer struggling to take that first step onto the property ladder, or an existing home owner having problems selling your property, the solution could be right here with Tilia Homes.





Help to Buy: Equity Loan

Help to Buy: Equity Loan is a Government-backed scheme open to first-time buyers looking to buy a new home with as little as a 5% deposit. Subject to eligibility, terms and conditions.



Part Exchange

If you want to ensure a smooth and easy move to your new home by Tilia Homes, you may wish to consider our Part Exchange scheme.

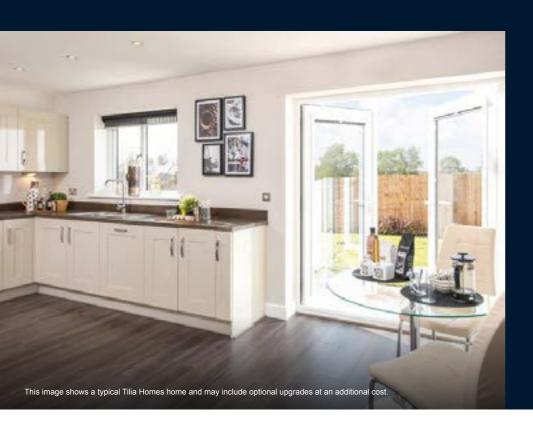


Smooth Move

We'll do all we can to ensure that your existing home is sold quickly, at the best possible price – and we'll pay the estate agent's fees.

Benefits of Buying New

It's time to stop wasting your time and money fixing all of those hidden problems that often come with buying older properties. Buying new offers many benefits and advantages.





Energy-Efficient

New homes are built to the latest specifications and standards meaning a more energy-efficient home.



No Chain

You are not buying into a chain. This means a faster, easier buying process without the hassle.



Great Incentives

Benefit from incentives, only available when buying a new build. Including Government schemes such as Help to Buy: Equity Loan.



Have Your Say

If your potential home is still under construction*, you may have the opportunity to choose your finishes inside your home.



Low Maintenance

With the latest regulations and specifications it's unlikely you'll need to worry about repairs for a while. New homes also include a 10-year NHBC warranty to cover structural defects.



It's Brand New

Be the first to live in the property. Built with high specifications. It's brand new – and all yours!

*Available only at specified stages of build.

Customer Commitment

Our aim is to do our best to take care of everything.

From carefully choosing the ideal location for our new community to designing and building homes that fit perfectly into the natural environment.

We'll make sure you have all the information you need every step of the way, whether that's letting you know what's happening with your sale or introducing you to every detail of your new home – we know homebuilding doesn't stop once you've moved in.

We pride ourselves on being there for our customers throughout the buying and selling process – and beyond.

Helping build homes and communities we can all be proud of, for many years to come.









Tilia Homes in their efforts to improve designs reserve the right to alter site plans, floorplans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Maps shown are not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps and nationalrail.co.uk. Information is correct at the time of going to print. Please see the development page on our website for further details. Help to Buy: Equity Loan – Terms and conditions applying for a Help to Buy: Equity Loan at www.helptobuy.gov.uk. For terms and conditions on our schemes and incentives including Part Exchange or Smooth Move, go to tiliahomes.co.uk. Please speak to your Sales Executive for further details. October 2021.

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