

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.

This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.

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.



Driffield Town Centre

A thriving town centre reflecting the history, culture and flavour of the area.



Driffield Steam and Vintage Rally

Historical vehicles including steam engines and fairground organs.



Skerne Wetlands

Get away from it all with some lovely walks through peaceful wetlands.



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.



Destinations by car

22
min

Bridlington
12 miles

42
min

Scarborough
20 miles

46
min

Hull
25 miles



Destinations by train
Driffield Station

15
min

Bridlington

30
min

Hull

53
min

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.

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

Drifffield 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.

Drifffield Junior School

Drifffield 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.

Drifffield School and Sixth Form

A secondary school with a curriculum designed to encourage students to make good progress towards their academic targets. Drifffield 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

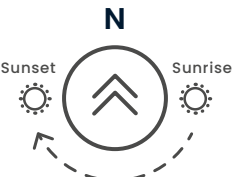
- The Denton
- The Fenton

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



- - Affordable Homes
- LEAP - Local Equipped Area for Play
- SS - Sub-Station

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.

The Fenton

2 Bedroom Home



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.

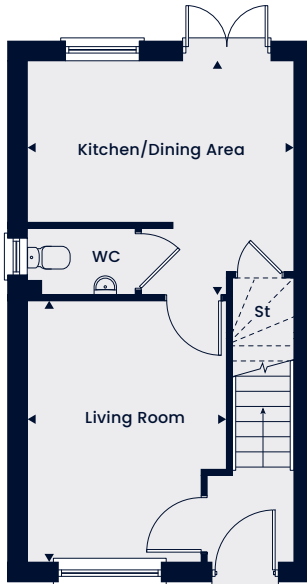


The Fenton

2 Bedroom Home

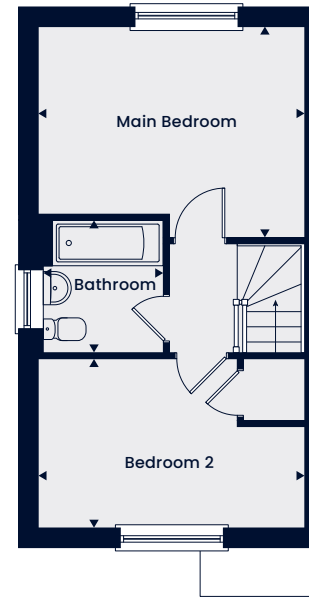
Total Area 668 sq. ft.

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	4.05m x 3.57m 13'3" x 11'8"
Living Room	3.99m x 3.04m 13'1" x 9'11"



First Floor

Main 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"

St – Store WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. October 2021.



The Alderley

3 Bedroom Home



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.

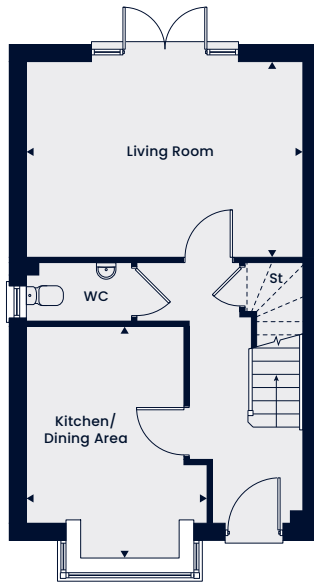


The Alderley

3 Bedroom Home

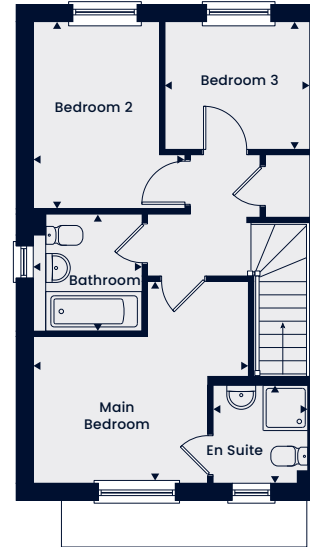
Total Area 858 sq. ft.

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 main bedroom featuring an en suite, two further bedrooms and a family bathroom.



Ground Floor

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



First Floor

Main 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"

St – Store WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. October 2021.

The Kingston

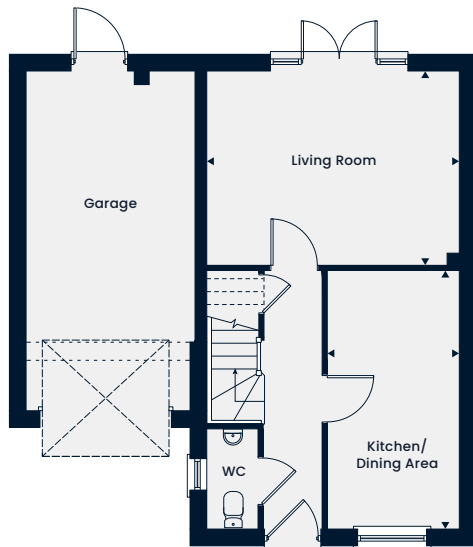
3 Bedroom Home



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.

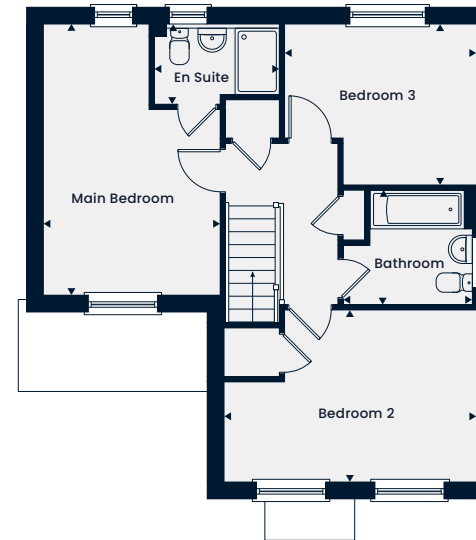


A modern three bedroom home featuring an integral garage. The ground floor comprises a spacious kitchen/dining area and a separate living room. The first floor offers a family bathroom, two good-sized bedrooms and the main bedroom with an en suite.



Ground Floor

Kitchen/Dining Area	4.64m x 2.38m 15'2" x 7'9"
Living Room	4.48m x 3.48m 14'8" x 11'5"



First Floor

Main Bedroom	4.85m x 3.17m 15'10" x 10'4"
En Suite	2.26m x 1.42m 7'4" x 4'8"
Bedroom 2	4.51m x 3.08m 14'9" x 10'1"
Bedroom 3	3.44m x 2.88m 11'3" x 9'5"
Bathroom	2.33m x 2.07m 7'7" x 6'9"

WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. November 2021.

The Buckland

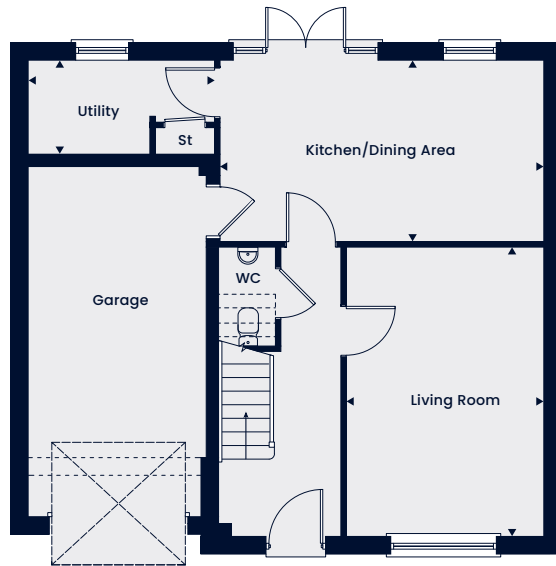
4 Bedroom Home



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.

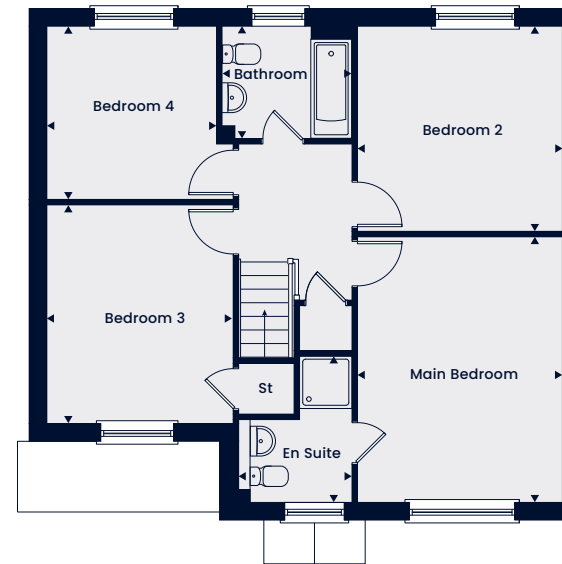


The Buckland is a modern four bedroom detached home featuring an integral garage. The ground floor comprises a kitchen/dining area, a separate living room and a utility. Upstairs boasts a main bedroom with an en suite, three further good-sized bedrooms and a family bathroom.



Ground Floor

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



First Floor

Main 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"

St – Store WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. October 2021.

The Chiddingstone

4 Bedroom Home



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.

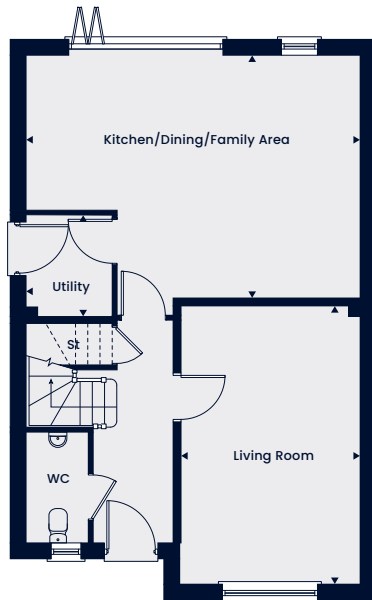


The Chiddingstone

4 Bedroom Home

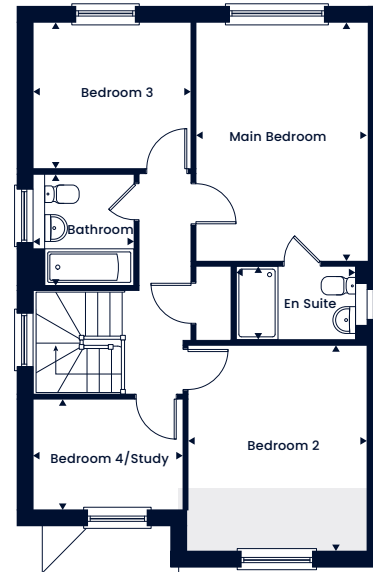
Total Area 1,312 sq. ft.

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 main bedroom with an en suite can be found alongside three further bedrooms and a family bathroom.



Ground Floor

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



First Floor

Main 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"

St – Store WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. October 2021.

The Willington

4 Bedroom Home



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 Wellington

4 Bedroom Home

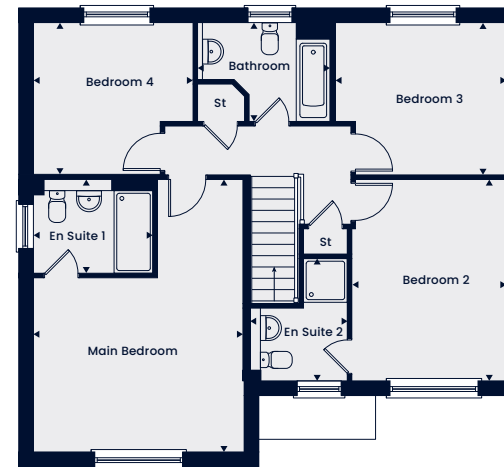
Total Area 1,662 sq. ft.

A lovely four bedroom detached 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	9.68m x 3.18m 31'9" x 10'5"
Living Room	5.45m x 4.28m 17'10" x 14'0"
Study	3.14m x 2.18m 10'3" x 7'1"
Utility	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"

St – Store WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. October 2021.



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.



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.

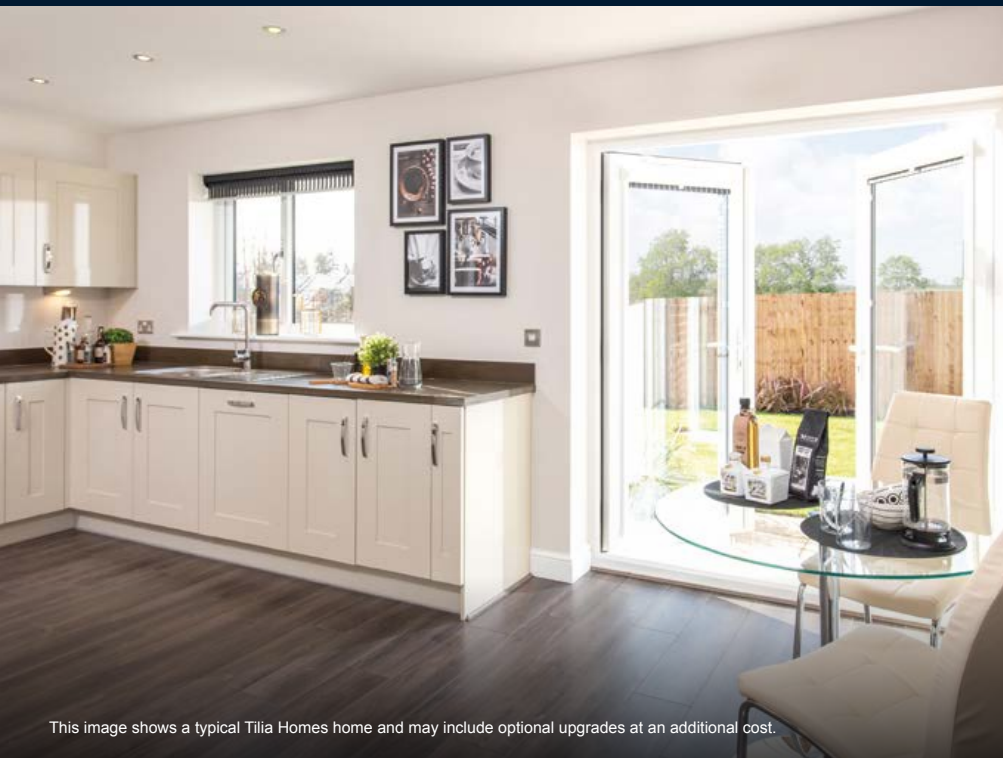


Smooth Move

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.



This image shows a typical Tilia Homes home and may include optional upgrades at an additional cost.



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 schemes only available when buying a new build, such as our Part Exchange and Smooth Move schemes.



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](https://www.google.co.uk/maps) and [nationalrail.co.uk](https://www.nationalrail.co.uk). Information is correct at the time of going to print. Please see the development page on our website for further details. For terms and conditions on our schemes and incentives including Part Exchange or Smooth Move, go to [tillahomes.co.uk](https://www.tillahomes.co.uk). Please speak to your Sales Executive for further details. November 2022.

Sycamore Park
Scarborough Road
Driffield
East Riding of Yorkshire
YO25 5YY

Find us using what3words
///toggle.clipped.dispensed

01377 798434
sycamoreparksales@tiliahomes.co.uk
tiliahomes.co.uk

