

# Snowberry Lodge

WOODFIELD LANE • HESSLE

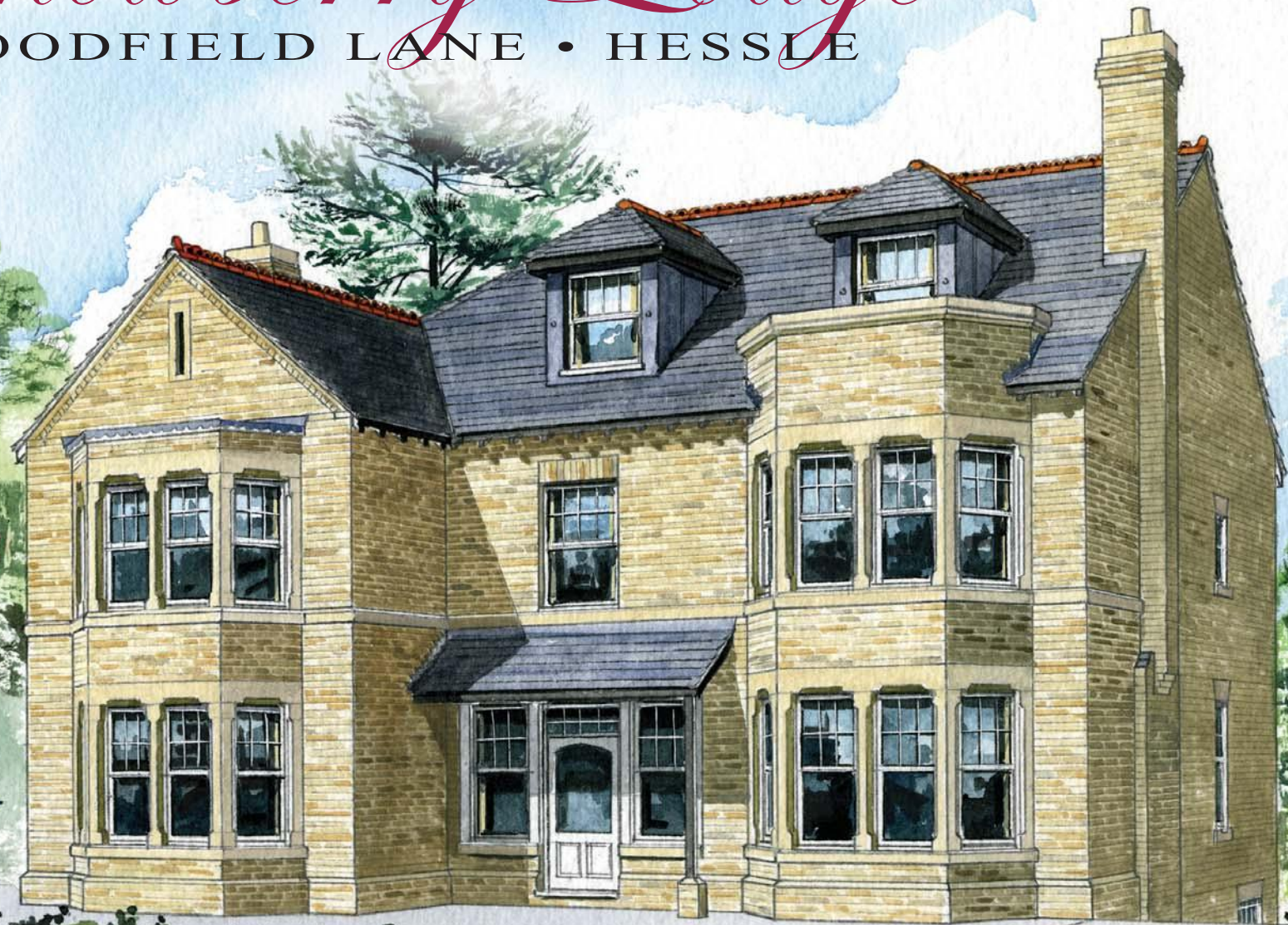
One of 2  
luxury properties  
with basements,  
built to an exceptional specification  
with total accommodation  
in excess of 5,000 sq ft <sup>2</sup>

Energy efficient  
with heat recovery and  
ground source heat pump

**Marsden Builders**  
building quality homes

01482 876666

[www.marsdenbuilders.co.uk](http://www.marsdenbuilders.co.uk)



# Snowberry Lodge

WOODFIELD LANE • HESSLE



The properties have been specifically designed to blend in with the street scene. Slate roofs, natural stone detailing and hand-crafted box sliding sash timber windows all create an air of authentic elegance.

**Marsden Builders**  
building quality homes

## Walk through specification for Snowberry Lodge

The fabulous accommodation comprises:

### GROUND FLOOR

#### Entrance hall

Traditional door to front elevation with windows to each side and covered canopy. Spindled staircase with solid oak handrail leads up to the galleried landing. Stairs also lead downstairs to the basement. Ornate coving.

#### Living room (18' 1" x 14' 9")

Large bay window overlooks the front garden and driveway. Two double glazed sliding sash windows to the side elevation. Feature wood/coal burning stove set within attractive fireplace. Ornate coving.

#### Reception room (14' 1" x 13' 1")

Large bay window to the front with feature fireplace and wood/coal burning stove. Ornate coving.

#### Downstairs cloakroom

2 piece suite comprising white w.c. and contemporary dark wood vanity unit with square basin and chrome tap. Heated towel rail.

#### Study (11' 6" x 9' 6")

With sash window overlooking the rear elevation.

#### Utility (9' 1" x 8' 3")

With stylish wall and base units, tiled splashbacks and stainless steel sink. Spaces and plumbing for washing machine and tumble dryer. Window to rear elevation.

#### Kitchen (20' 8" x 12' 6")

Superb design of bespoke fitted units by local manufacturer. Granite worktops compliment the arrangement which features curved units and breakfast bar scenario. A host of state-of-the-art appliances make this every chef's dream kitchen.

One window to the side elevation creates a light and airy feel whilst the window over the sink enjoys a view of the substantial rear garden.

#### Dining area / family room (21' 9" x 14' 6")

An abundance of natural light makes this room ideal for both dining and relaxing. French doors lead onto the elevated deck area.

#### Deck area

Accessed from the family room or from steps leading up from the patio, this area is perfect for a bbq. Attractive ballustrade around the perimeter. From this elevated position there is a fabulous view of the garden.

### BASEMENT

#### Hallway

Stairs lead up to the ground floor.

#### Cellar (17' 8" x 14' 6")

With two 'light well' windows to the front and side, this room would make an excellent cellar.

#### Guest room (14' 1" x 11' 5")

A rear window provides natural light to this room, which is an ideal location to offer peace and quiet to guests.

#### Shower room

Modern shower enclosure with white Jasper Morrison pottery and stylish tiling. Vanity units and chrome towel rail. Window to the rear.

#### Plant room (14' 1" x 13' 1")

This room houses the boiler and other appliances required for the ground source heat pump, heat recovery system and under floor heating. Ideal as an additional utility area/ workshop or storage room.

#### Dayroom to garden (20' 8" x 12' 6")

Good size room with double doors to rear patio area.

#### Games room/ studio (21' 9" x 14' 5")

Ample space for a snooker table, gym equipment or similar. French doors lead onto the rear natural stone patio.

### FIRST FLOOR

#### Galleried landing

Spacious and light.

### Master bedroom(21'10"x14'6")

With three windows overlooking the side and rear elevations, this generous bedroom has a light and airy feel. A doorway leads through into the dressing room.

### Dressing room (12'5"x9'2").

A welcome addition to any master suite with a selection of hanging space and shelving to be designed to suit the purchaser. Door leads to the master ensuite.

### Master ensuite(12'5" x 8'7")

Escape from the family in this stylish ensuite with Sottini pottery and 'his and hers' basins. A spacious wet area and plasma to watch whilst bathing.

### Bedroom 2 (17' 9" x 14' 5")

This generous bedroom has a large bay window to the front elevation. A doorway leads into the en suite.

### Bedroom 2 en suite

Contemporary Jasper Morrison white suite with free standing bath and wall mounted chrome bath filler. Large wet room shower feature behind glass panel with chrome shower heads. Floor and partial wall tiling. Chrome curved towel rail and opaque window to side elevation.

### Bedroom 3 (14' 2" x 13' 2")

There is a large bay window to the front.

### Family bathroom (11' 6' x 7' 11')

With Jasper Morrison pottery and bath.Walk in shower enclosure. Modern chrome fittings and towel rail. Contemporary bathroom furniture. Opaque sash window to rear. Floor tiling and partial wall tiling.

## SECOND FLOOR

### Galleried landing

Dormer window to the front and velux window at the rear. Access to eaves storage.

### Bedroom 4 (17' 0" x 14' 6")

Suitable for a variety of uses, this room has a dormer window to the rear elevation in addition to a velux window.

### Bedroom 5 (17' 0" x 15' 6")

Another flexible space. Dormer windows both front and back add character.

### Shower room

With contemporary white suite and generous shower cubicle. Chrome shower head, heated towel rail, splashback tiling and ceramic floor tiling. Velux window provides light and ventilation.

## EXTERIOR

To the front of the property is an extensive block paved fore-court/ driveway for multi vehicular parking facilities leading to the double garage. There is also a planted area with a variety of young and mature trees. Wrought iron fencing and electronic gates create the front boundary of the property.

The landscaped garden to the rear comprises of a lawn, planted areas and trees around the boundary. The second area of decking at garden level creates a further opportunity to sit and relax.

### In addition, the property benefits from:

- Under floor heating throughout.
- A ground source heat pump. (Significantly reduces carbon footprint & energy bills.)
- Heat recovery system. (Recovers the heat from air removed from bathrooms etc. to warm fresh air going into the living areas. Energy efficient and economical).
- Sophisticated alarm system.
- CCTV system
- Integrated satellite TV system and aerial.
- Telephone and TV sockets throughout.
- A double garage with electronic door, power points and lighting.
- A two year Marsden Builders aftercare service.
- A ten year NHBC warranty.

Subject to an early reservation, an incoming purchaser will have the opportunity to influence the internal specification of the property including kitchen design, bathroom design, tiling etc.



Floor plan  
GROUND  
FLOOR



# Snowberry Lodge

WOODFIELD LANE • HESSLE

Room to breathe. Create room layouts to suit your lifestyle.  
Eat formally. Eat casually. Eat outside - the choice is yours.



## GROUND FLOOR

Dining/Family	6650 x 4440mm	21'9" x 14'6"
Kitchen	6310 x 3830mm	20'8" x 12'6"
Utility	2780 x 2530mm	9'1" x 8'3"
Study	3510 x 2920mm	11'6" x 9'6"
Living Room	5530 x 4520mm	18'1" x 14'9"
Reception	4290 x 3990mm	14'1" x 13'1"

**Marsden Builders**  
building quality homes

01482 876666

[www.marsdenbuilders.co.uk](http://www.marsdenbuilders.co.uk)

Warning: Property Misdescriptions Act 1991 - Buyers are warned that this leaflet is not intended to be treated as descriptive material describing, in relation to any particular property or development, any of the Specified Matters prescribed by any order under the above Act. The contents of this leaflet may be subject to change at any time and alterations can occur during the progress of the works without revision of this leaflet. Consequently the layout, form, content, specifications and dimensions of the finished construction may differ from those shown. All measurements are approximate - please check room dimensions on site. This is an artists impression only.

Floor plan  
BASEMENT



# Snowberry Lodge

WOODFIELD LANE • HESSLE

Want to paint, sculpt, create? Long to have your own collection of fine wines?  
Have your own fitness studio? Your own full size snooker table? A home cinema perhaps?...  
Realise your dreams in the extra rooms afforded by the basement.



## BASEMENT

Cellar	5400 x 4440mm	17'8" x 14'6"
Plant Room	4290 x 3990mm	14'1" x 13'1"
Guest Room	4290 x 3490mm	14'1" x 11'5"
Dayroom	6320 x 3810mm	20'8" x 12'6"
Games Room/Studio	6640 x 4410mm	21'9" x 14'5"

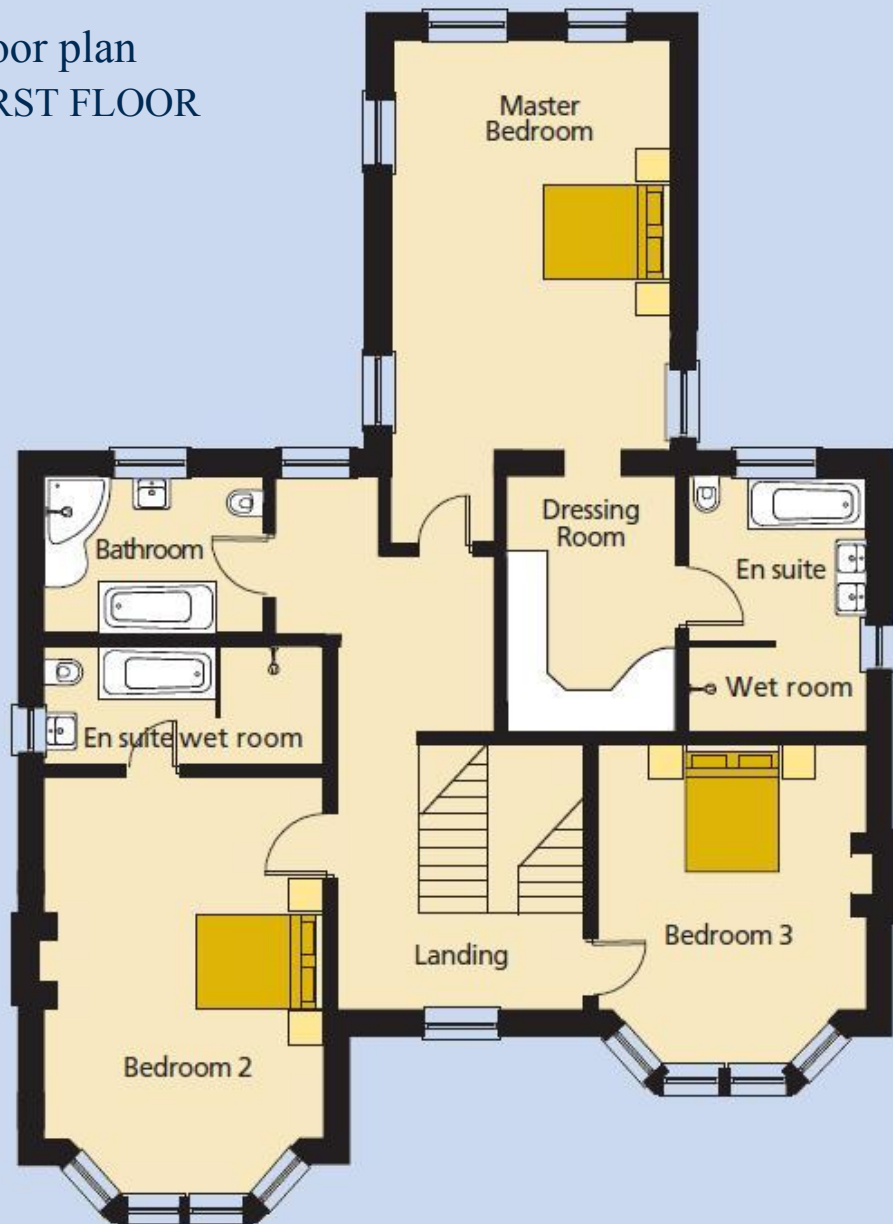
**Marsden Builders**  
building quality homes

01482 876666

[www.marsdenbuilders.co.uk](http://www.marsdenbuilders.co.uk)

Warning: Property Misdescriptions Act 1991 - Buyers are warned that this leaflet is not intended to be treated as descriptive material describing, in relation to any particular property or development, any of the Specified Matters prescribed by any order under the above Act. The contents of this leaflet may be subject to change at any time and alterations can occur during the progress of the works without revision of this leaflet. Consequently the layout, form, content, specifications and dimensions of the finished construction may differ from those shown. All measurements are approximate - please check room dimensions on site. This is an artists impression only.

Floor plan  
FIRST FLOOR



# Snowberry Lodge

WOODFIELD LANE • HESSLE

A spacious landing leads to three light and airy bedrooms. Two benefit from en suites and all are generously proportioned.



## FIRST FLOOR

Master Bedroom	6670 x 4440mm	21'10" x 14'6"
Dressing Room	3800 x 2800mm	12'5" x 9'2"
En suite	3800 x 2650mm	12'5" x 8'7"
Bedroom 2	5430 x 4410mm	17'9" x 14'5"
Bedroom 2 Ensuite	4410 x 1790mm	14'5" x 5'9"
Bedroom 3	4300 x 4030mm	14'2" x 13'3"
Bathroom	3500 x 2410mm	11'6" x 7'11"

**Marsden Builders**  
building quality homes

01482 876666

[www.marsdenbuilders.co.uk](http://www.marsdenbuilders.co.uk)

Warning: Property Misdescriptions Act 1991 - Buyers are warned that this leaflet is not intended to be treated as descriptive material describing, in relation to any particular property or development, any of the Specified Matters prescribed by any order under the above Act. The contents of this leaflet may be subject to change at any time and alterations can occur during the progress of the works without revision of this leaflet. Consequently the layout, form, content, specifications and dimensions of the finished construction may differ from those shown. All measurements are approximate - please check room dimensions on site. This is an artists impression only.

Floor plan  
SECOND  
FLOOR



# Snowberry Lodge

WOODFIELD LANE • HESSLE

Three bedrooms not enough? Here are another two good sized bedrooms or a playroom or a hobby room - the possibilities are endless.



## SECOND FLOOR

Bedroom 4	5200 x 4440mm	17'0" x 14'6"
Bedroom 5	5210 x 4730mm	17'0" x 15'6"
Shower Room	2400 x 2200mm	7'10" x 7'2"

**Marsden Builders**  
building quality homes

01482 876666

[www.marsdenbuilders.co.uk](http://www.marsdenbuilders.co.uk)

Warning: Property Misdescriptions Act 1991 - Buyers are warned that this leaflet is not intended to be treated as descriptive material describing, in relation to any particular property or development, any of the Specified Matters prescribed by any order under the above Act. The contents of this leaflet may be subject to change at any time and alterations can occur during the progress of the works without revision of this leaflet. Consequently the layout, form, content, specifications and dimensions of the finished construction may differ from those shown. All measurements are approximate - please check room dimensions on site. This is an artists impression only.



# Snowberry Lodge

WOODFIELD LANE • HESSLE

Every step has been taken to make these properties extra special....  
 Extensive landscaping is taking place including the re-introduction of many species of trees,  
 as well as the retention of some fine mature specimens....  
 The rear gardens appear nestled below the surrounding boundaries,  
 creating a feeling of privacy and seclusion.



SITE PLAN

**Marsden Builders**  
 building quality homes

01482 876666  
[www.marsdenbuilders.co.uk](http://www.marsdenbuilders.co.uk)

Warning: Property Misdescriptions Act 1991 - Buyers are warned that this leaflet is not intended to be treated as descriptive material describing, in relation to any particular property or development, any of the Specified Matters prescribed by any order under the above Act. The contents of this leaflet may be subject to change at any time and alterations can occur during the progress of the works without revision of this leaflet. Consequently the layout, form, content, specifications and dimensions of the finished construction may differ from those shown. All measurements are approximate - please check room dimensions on site. This is an artists impression only.