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CICERO
ESTATES

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www.ciceroestates.co.uk/windmill-view



WINDMILL VIEW
KIRKBYMOORSIDE

An outstanding opportunity to purchase a stunning, brand new home in picturesque Kirkbymoorside, North Yorkshire

KIRKBYMOORSIDE'S NEW FAVOURITE ADDRESS

Windmill View is a charming collection of just thirty two 2, 3 and 4 bedroom terraced, semi-detached or detached homes, set in a newly created close, surrounded by established gardens and just minutes from the bustling town centre.

Whether you're looking to get your foot on the property ladder, need more space for a growing family or want a rock-solid investment in an area that has produced consistent capital growth, Windmill View has everything you could want or need.



A DEVELOPMENT AS UNIQUE AS YOU

Windmill View combines traditional elevations and external treatments with a high end, modern day specification - the best of both worlds.

Brick and render finishes, coupled with traditional portico entrances, immediately blend in with the development's established surroundings and the wider area.



THE EDSTONE



A PLACE TO LIVE, A PLACE TO GROW

For those with or planning a family, Windmill View is just minutes from both the town's Primary and Pre-school, whilst older children need only travel 3 miles to nearby Ryedale Secondary School in Nawton.

Whether you're planning a night in or out, the town provides a variety of places that offers food including The Lemon Tree takeaway, famed for their fish and chips, tasty Chinese fare from Sinh Ley or you might fancy treating yourself to a meal at the George & Dragon or Kings Head - all of this within the town itself.

TRADITIONAL STYLING, CUTTING EDGE INTERIORS

Perfectly complimenting the striking exterior design, interiors are equally as impressive in their execution.

Thoughtful use of materials and refined colour palettes combine with high quality specifications to create living spaces of unsurpassed appeal.

THE RYEDALE





KIRKBYMOORSIDE , SO MUCH ON YOUR DOORSTEP

Dating back to the Domesday Book, Kirkbymoorside is a pretty market town set on the southern edge of the stunning North York Moors National Park, where you will find walkers, cyclists and climbers all enjoying heather-clad undulating countryside, home to roe and fallow deer, badgers, foxes, stoats, weasels and wood mice. The sky is often filled with red grouse, short-eared owls, skylarks and snipe.

For those that prefer to watch sport Kirkbymoorside Football Club is close by, runners up in Division One of the Teeside Football League in 2007-2008.

There's also a cricket club of note and an 18 hole, par 69 golf club which was opened in 1998 by three-time Ryder Cup captain Bernard Gallacher.



AN IDEAL LOCATION, CLOSE TO SO MUCH

In addition to having so much close to hand in the town itself, Kirkbymoorside is also just some 35-40 minutes from the coast with the delights of Whitby just 24 miles away. There you'll find the likes of Trenchers or Estbek House serving superb seafood, the highly regarded Ditto restaurant serving a mixture of traditional English and European dishes or you might fancy a lighter offering from Al Taco, a great Mexican eatery.

Scarborough is also just 25 miles away and, again, offers some great places to eat after a stroll along the beach, a visit to Scarborough Castle or an adventure in Peasholm Park.

For those seeking a day of retail therapy, the cobbled streets and boutique shops of glorious York are just over 25 miles away. Coppergate Shopping Centre is close to the shopping hub where you'll find White Stuff, Bowler and Betty, Fat Face, Angela Bare and Reiss rubbing shoulders with souvenir and gift shops celebrating the city's colourful past.





LIVING FOR TODAY AND TOMORROW

Each and every new home that Cicero Estates produce has been designed to provide the best of contemporary living, not just for today, but for tomorrow, with energy saving features, thoughtful, enduring design and attention to detail throughout.

Our kitchens typically feature a range of integrated appliances and bathrooms and en suites are finished to exceptional standards for every comfort and convenience.



25

MILES TO
BEAUTIFUL YORK*

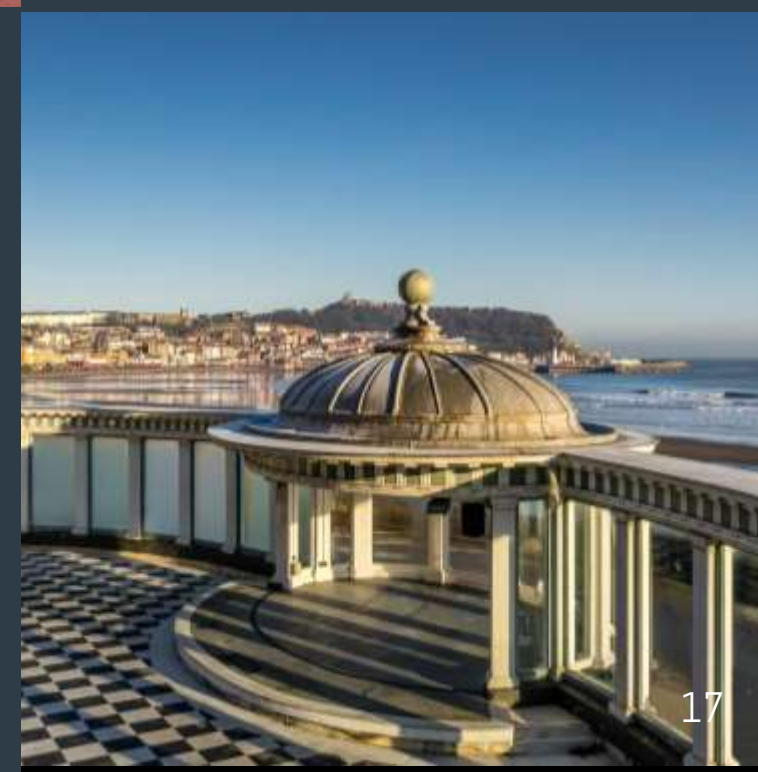


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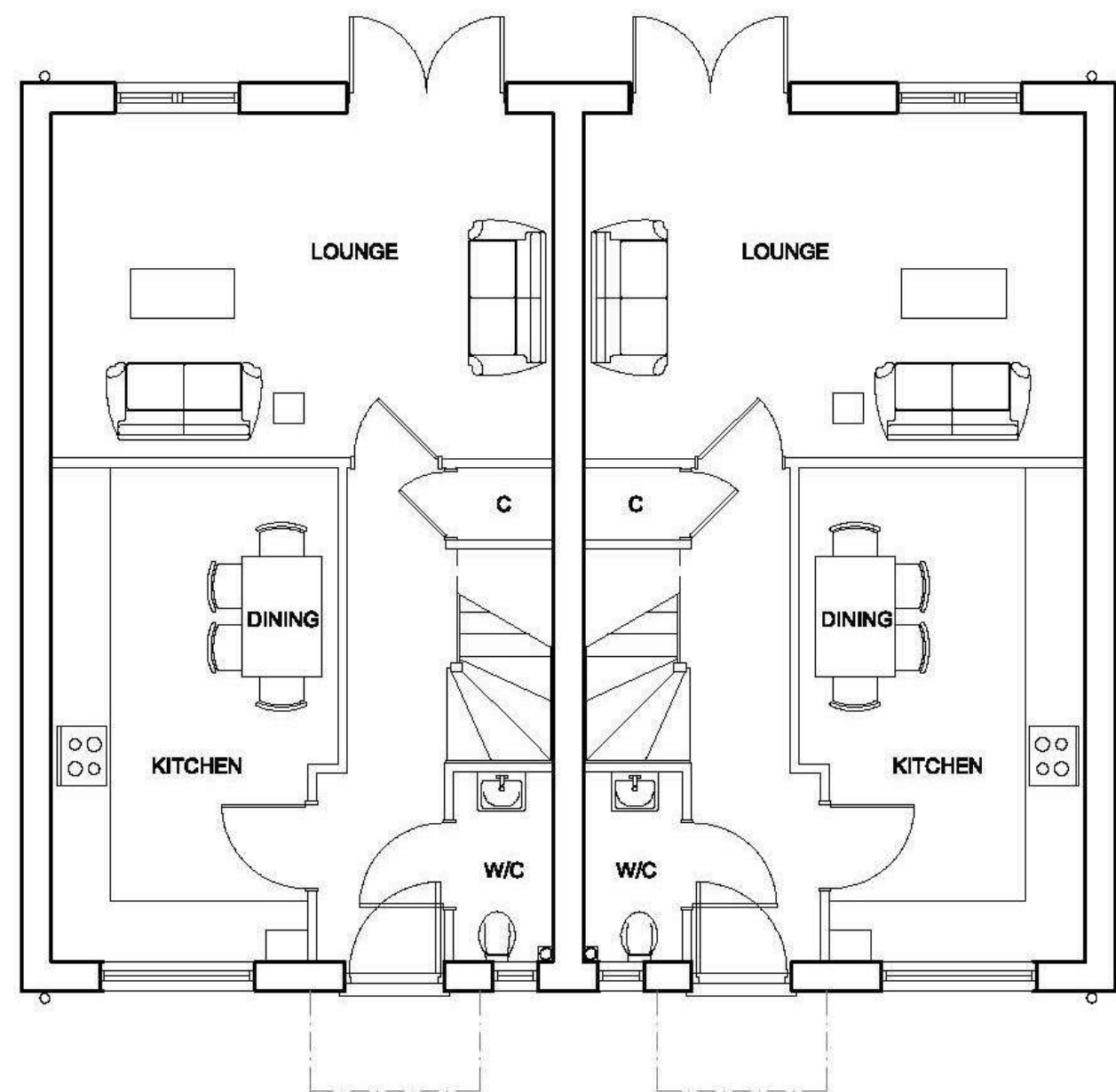
MINUTES TO
GLORIOUS WHITBY*

46

MINUTES TO
SCARBOROUGH
BEACH*



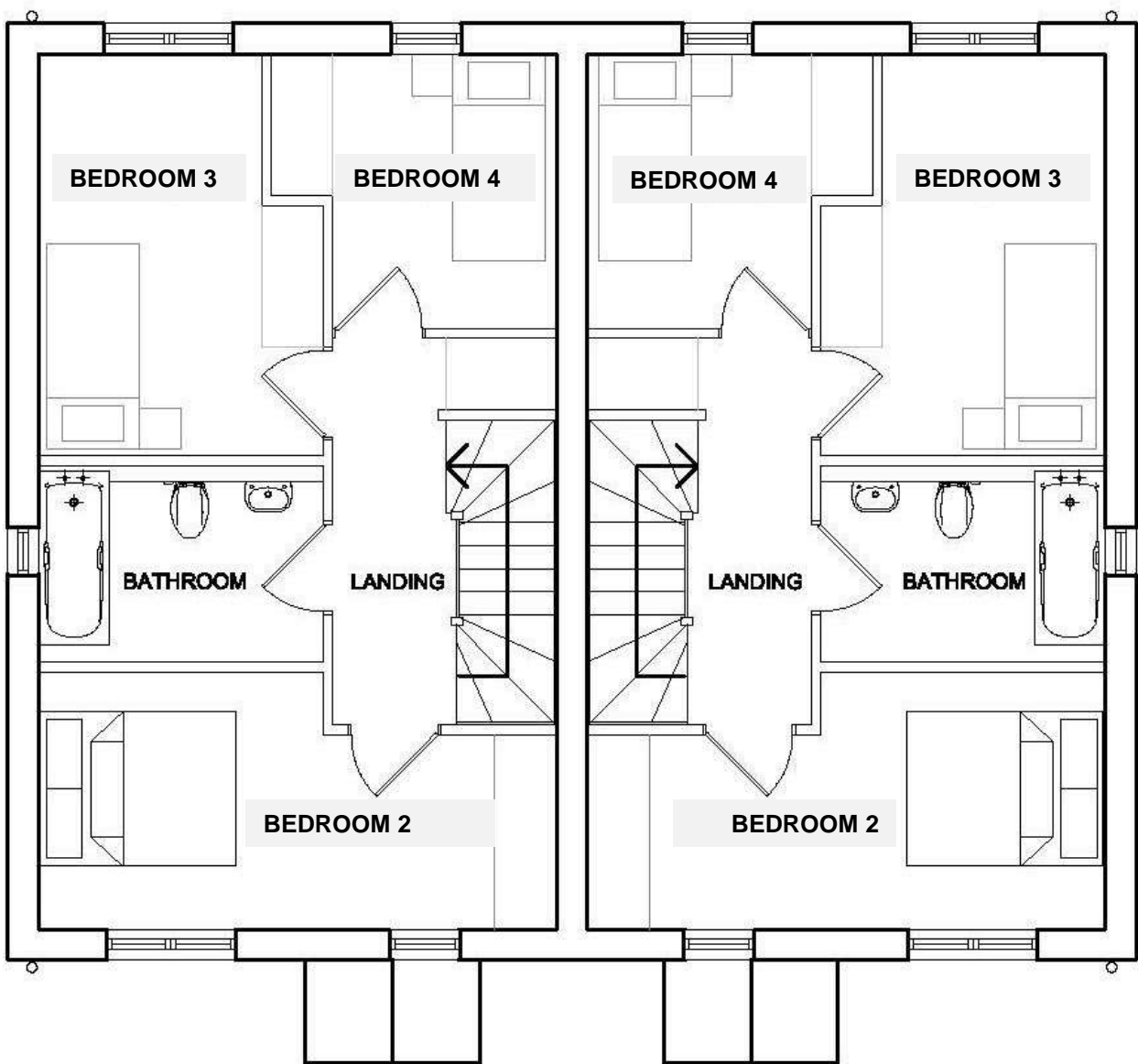
THE PICKERING - PLOTS 7-9, 17-23 Detached, semi-detached or terraced



GROUND FLOOR PLAN

Lounge
Kitchen

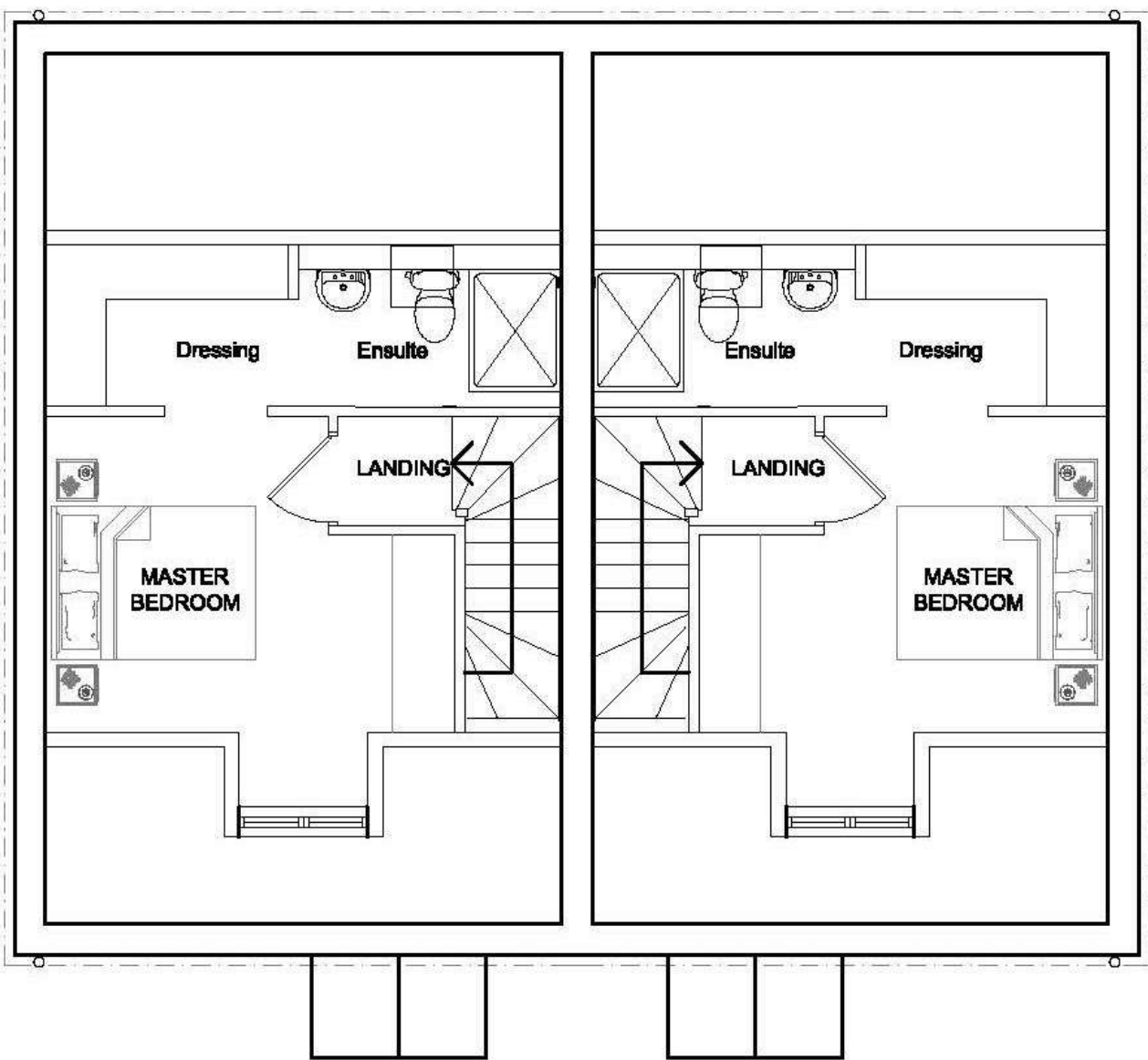
4.97m x 3.28m 16' 4" x 10' 9"
2.69m x 5.07m 8' 10" x 16' 8"



FIRST FLOOR PLAN

Bedroom 2
Bedroom 3
Bedroom 4

4.97m x 2.54m 16' 3" x 8' 2" (max)
3.78m x 2.69m 12' 5" x 8' 10" (max)
2.78m x 2.50m 9' 1" x 8' 2" (max)

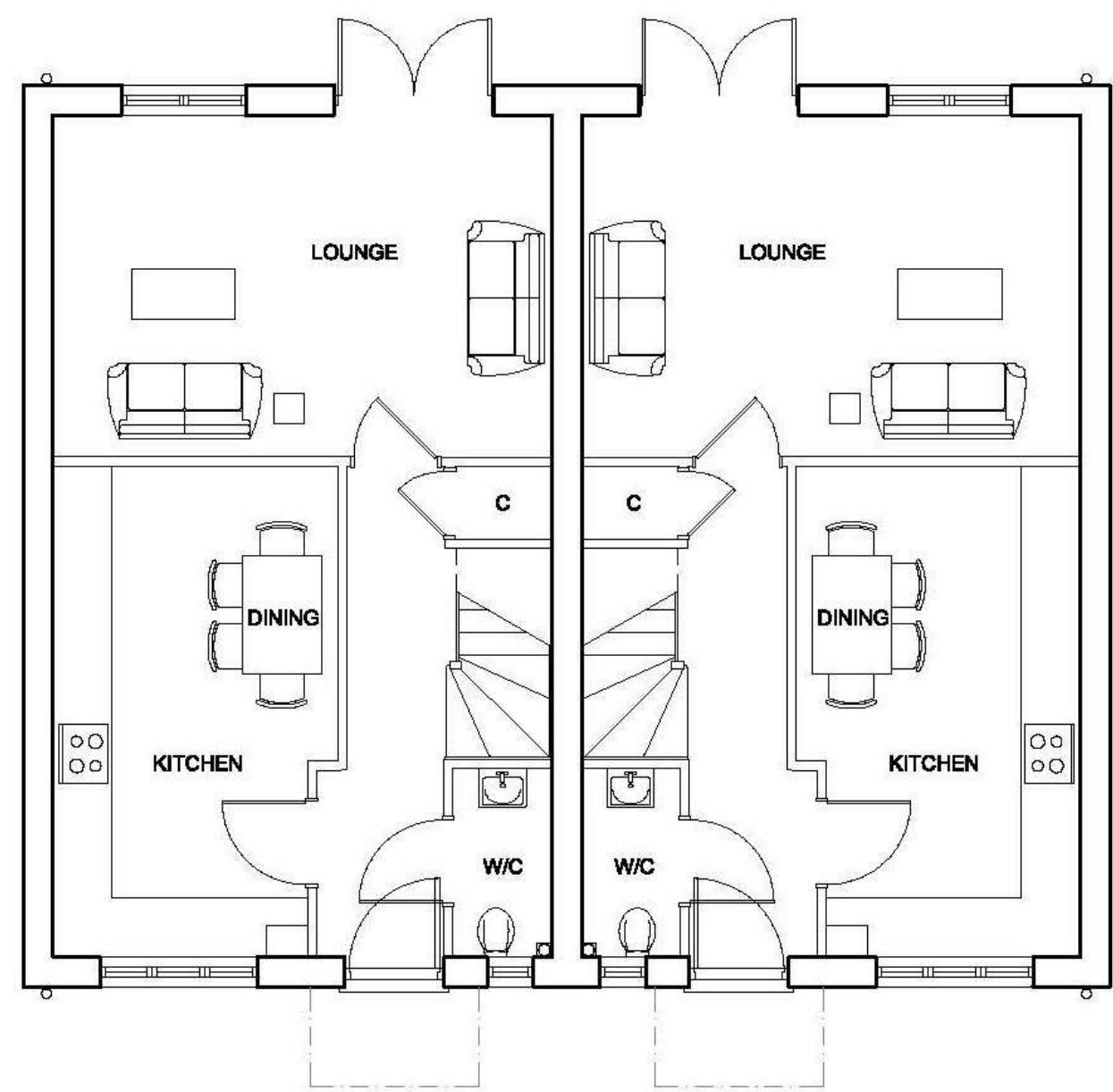


SECOND FLOOR PLAN

Master Bedroom
Dressing room

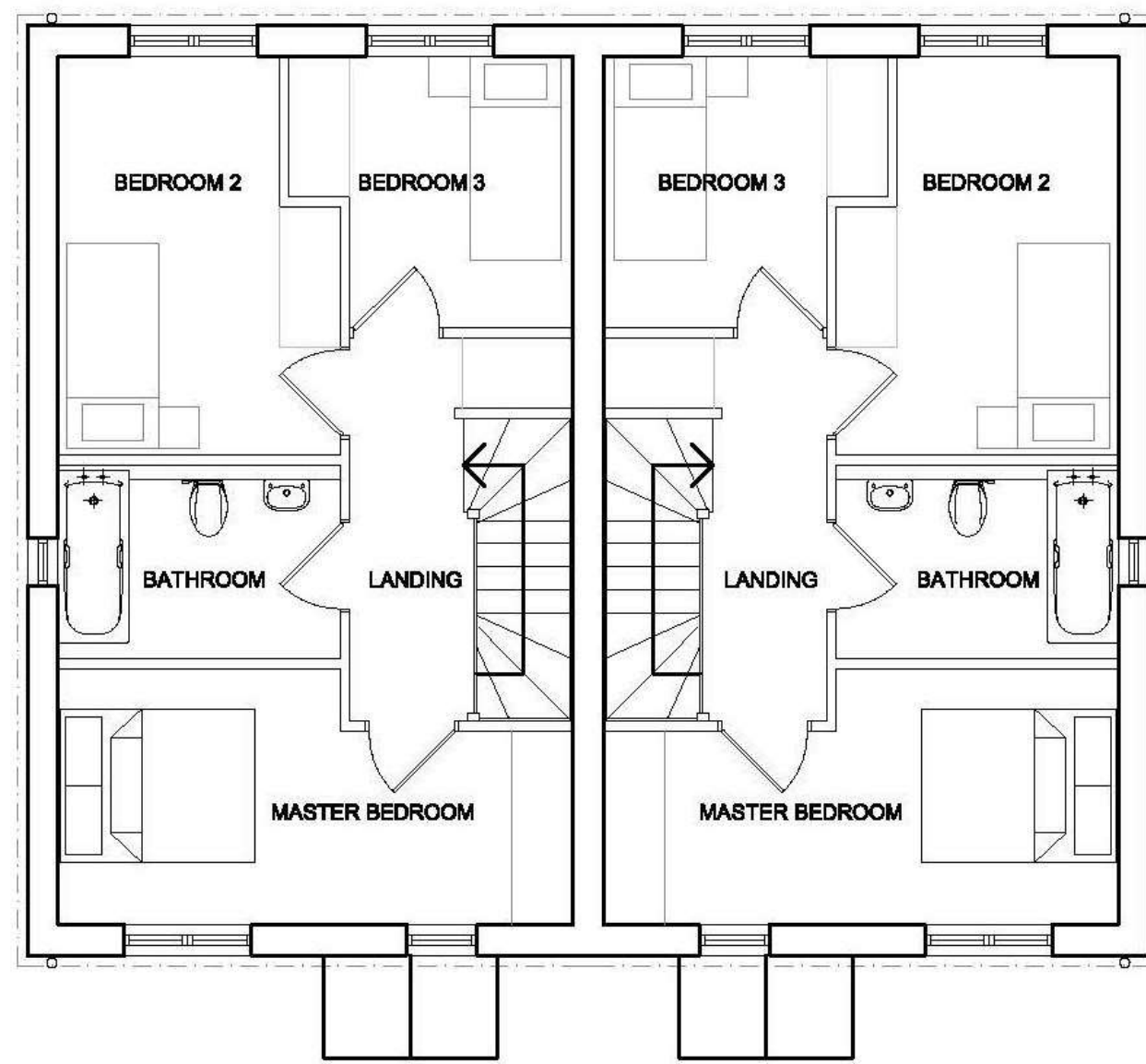
3.90m x 3.35m 12' 9" x 10' 11" (max)
2.54m x 1.56m 8' 4" x 5' 1"

THE EDSTONE - PLOTS 10-12, 28-31 Semi-detached or terraced



GROUND FLOOR PLAN

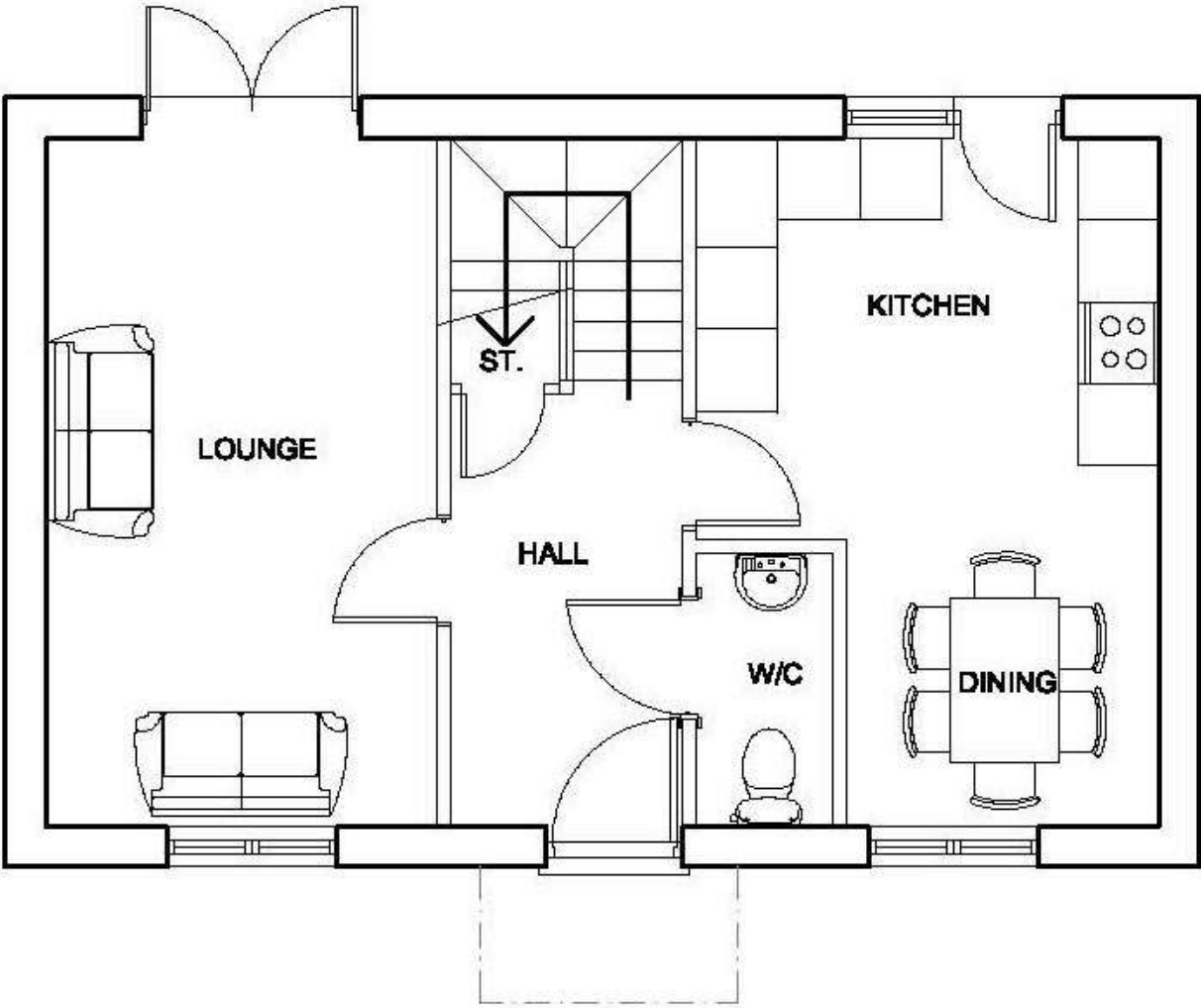
Lounge 4.97m x 3.30m 16' 4" x 10' 9"
Kitchen 2.71m x 5.09m 8' 10" x 16' 8"



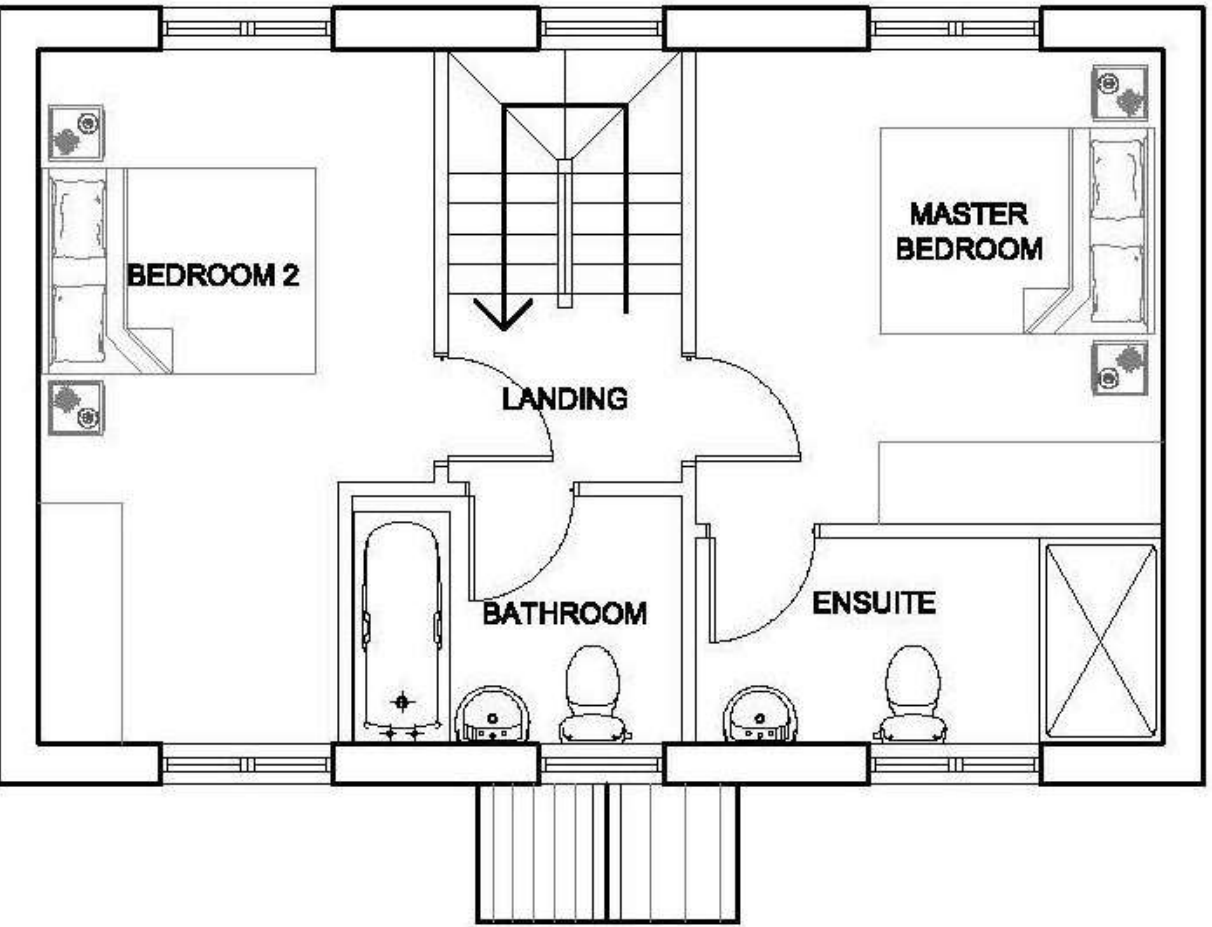
FIRST FLOOR PLAN

Master Bedroom 2.56m x 4.99m 8' 4" x 16' 4" (max)
Bedroom 2 3.80m x 2.71m 12' 5" x 8' 10" (max)
Bedroom 3 2.78m x 2.52m 9' 1" x 8' 2" (max)

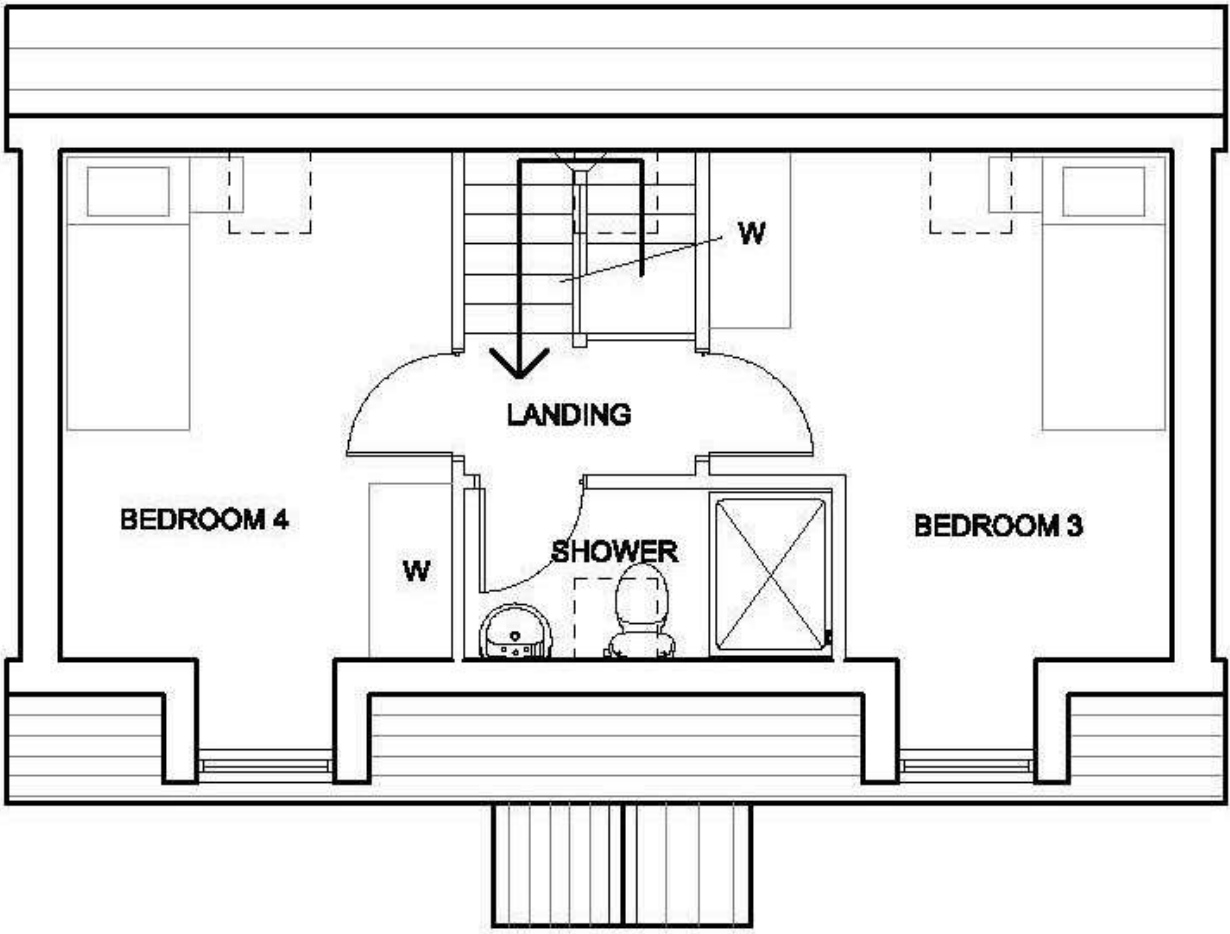
THE WELBURN - PLOTS 14, 16 & 32 Detached



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Lounge
Kitchen

5.07m x 2.63m 16' 8" x 8' 8"
5.07m x 2.78m 16' 8" x 9' 1"

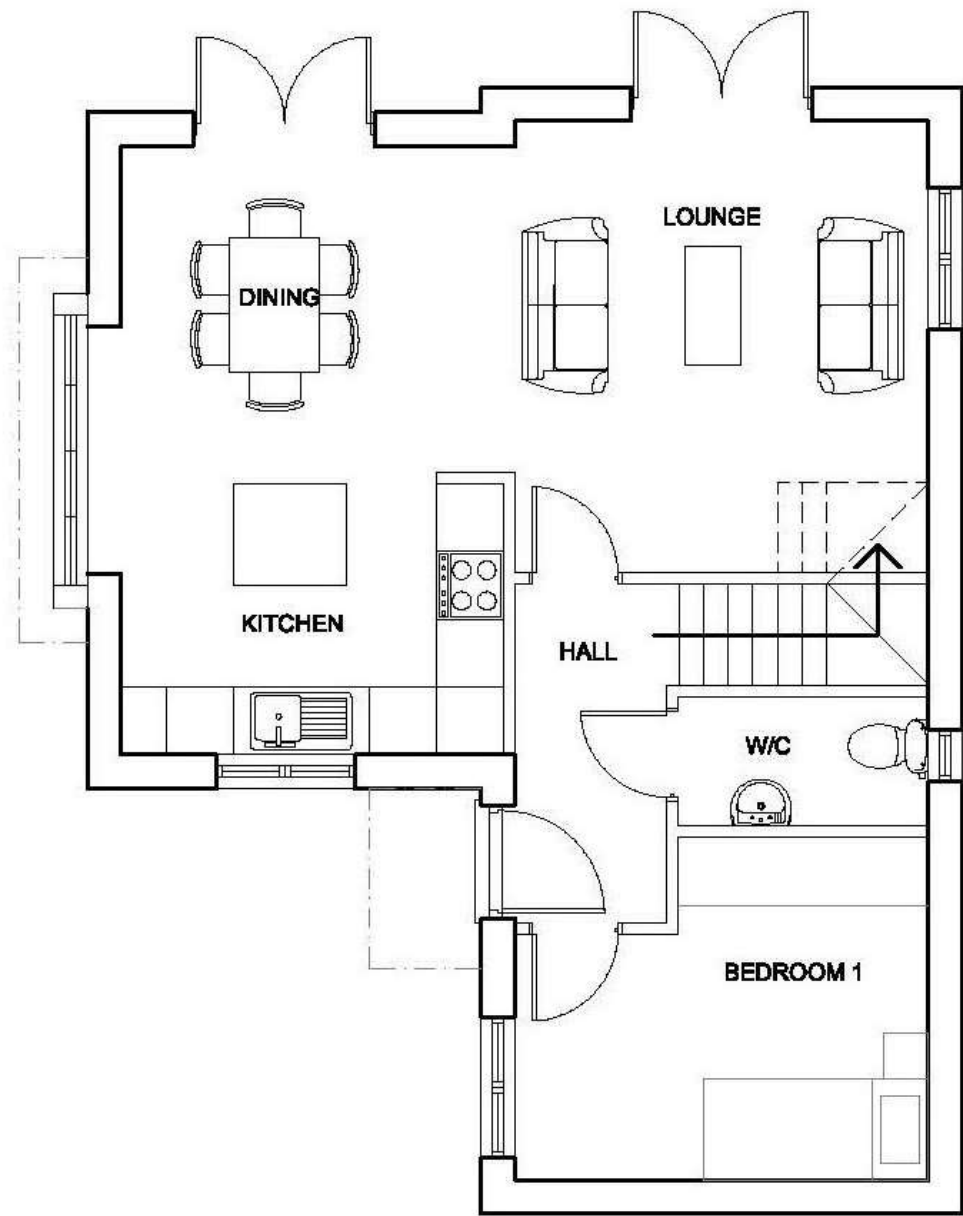
Master Bedroom
Bedroom 2

3.43m x 3.35m 11' 3" x 11"
5.07m x 2.4m 16' 8" x 7' 10"

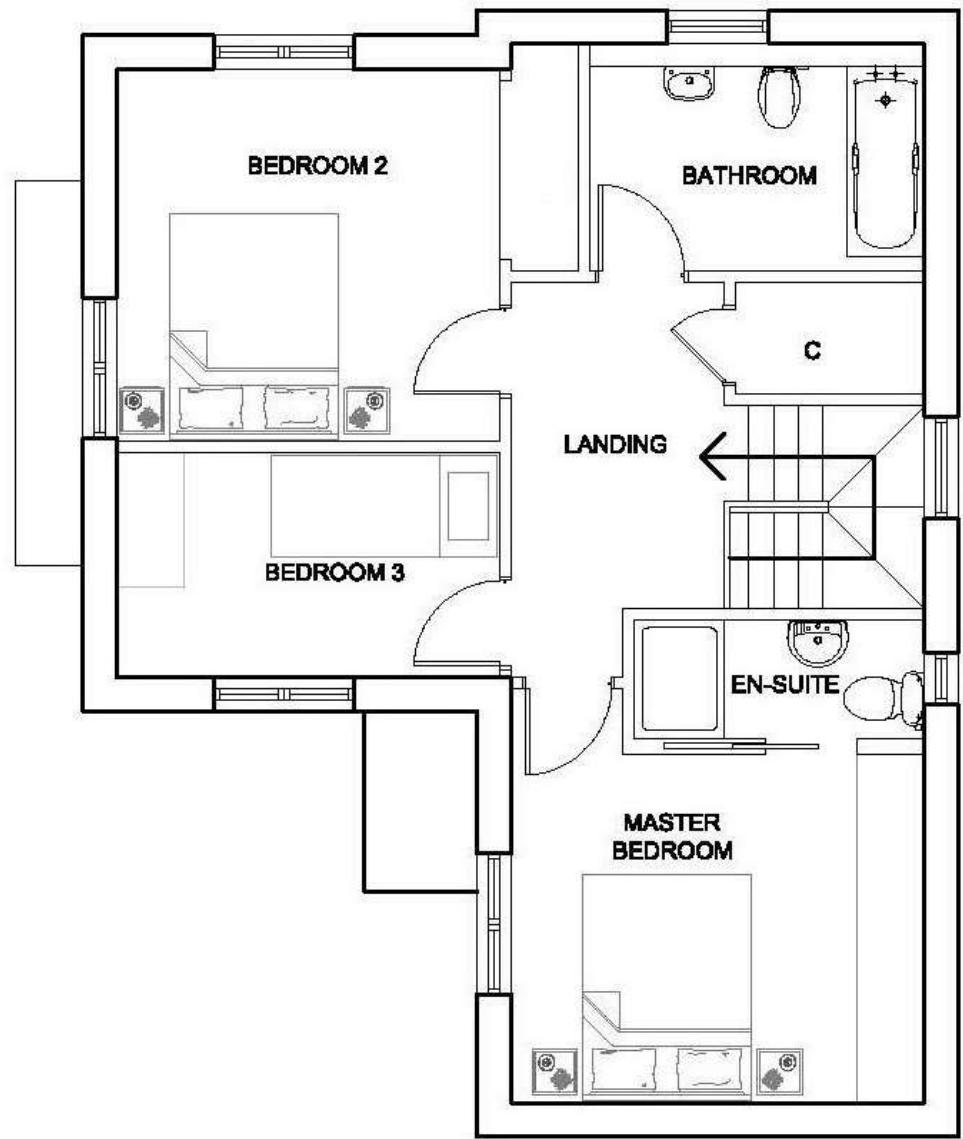
Bedroom 3
Bedroom 4

3.01m x 2.95m 9' 10" x 9' 8"
2.63m x 3.89 8' 7" x 12' 9"

THE HELMSLEY - PLOTS 15 & 26 Detached



GROUND FLOOR PLAN

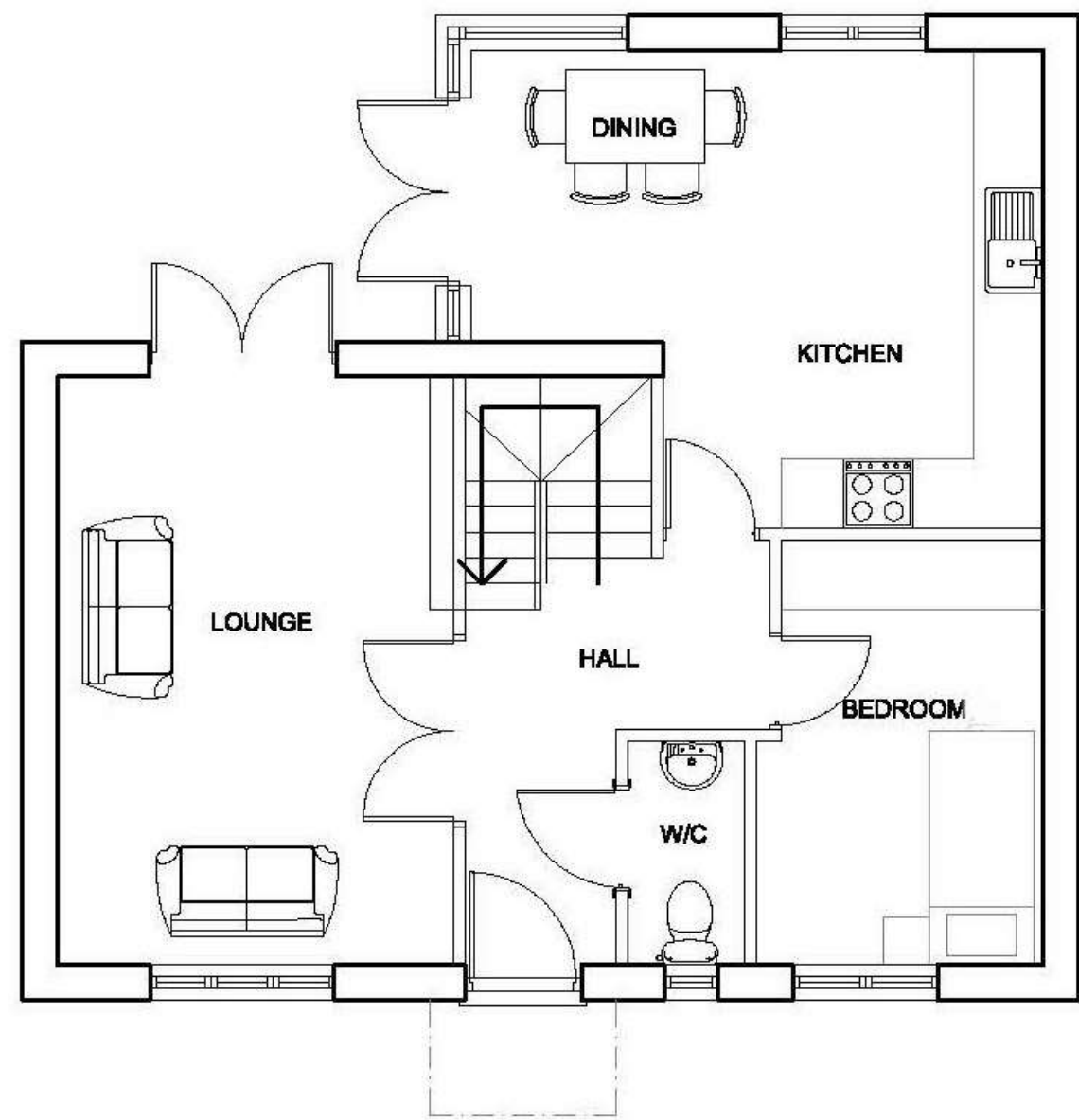


FIRST FLOOR PLAN

Lounge	3.71m x 3.99m	12' 2" x 13' 1"
Kitchen/Diner	5.30m x 3.38m	17' 4" x 11' 1"
Bedroom	3.66m x 2.91m	12" x 9' 6" (max)

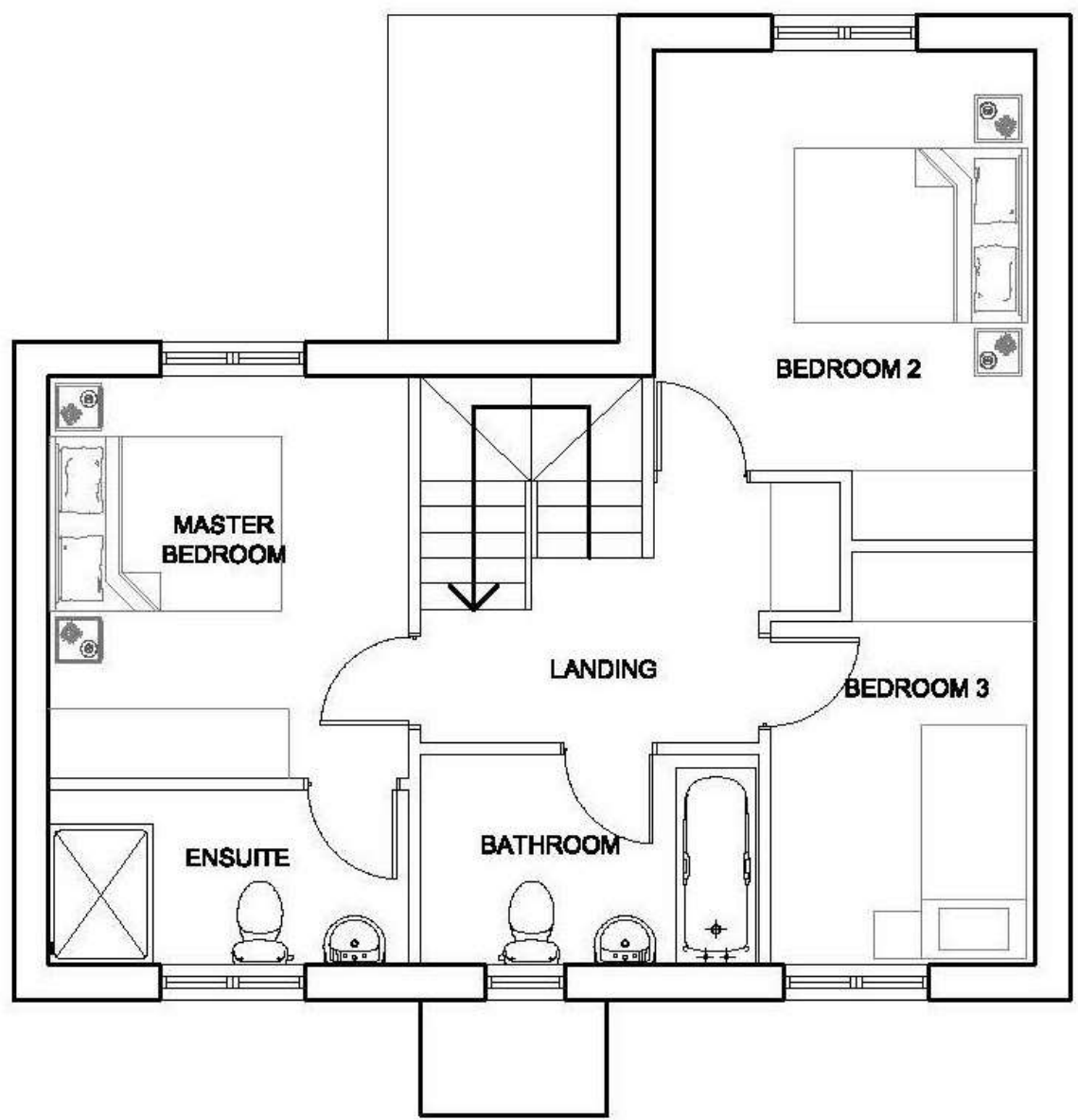
Master Bedroom	3.61m x 2.96m	11' 10" x 9' 8"
Bedroom 2	4.02m x 3.25m	13' 2" x 10' 7" (max)
Bedroom 3	3.38m x 1.94m	11' 1" x 6' 4"

THE RYEDALE - PLOTS 24, 25 & 27 Detached



GROUND FLOOR PLAN

Lounge	5.10m x 3.07m	16' 8" x 10'
Kitchen/Diner	4.85m x 3.30m	15' 10" x 10' 9" (max)
Bedroom	3.71m x 2.4m	12' 2" x 7' 10"



FIRST FLOOR PLAN

Master Bedroom	3.35m x 3.07m	10' 11" x 10'
Bedroom 2	4.02m x 3.42m	13' 2" x 11' 1" (max)
Bedroom 3	2.34m x 3.70m	7' 8" x 12' 1" (max)

DEVELOPMENT LAYOUT

The following house types can be identified on the adjacent Development Layout using the following legend:

House type A - The Edstone

House type B – The Pickering

House type D – The Welburn

House type E – The Helmsley

House type F – The Ryedale

NB – Plots 1-6 and plot 13 are SOLD





THE ELEGANT TOUCH

DESIGNER KITCHENS

- Contemporary kitchen units by Moores from their Vita range. There is a range of colours to choose from, subject to build stage.
- There is also a choice of handles, again, subject to build stage.
- Zanussi Integrated brushed steel electric ovens, with grill and tempered glass doors
- Zanussi integrated ceramic 4 ring hobs
- Brushed steel cooker/extractor hoods
- Nitto Stainless steel sinks with Bristan Easyfit sink mixer taps

STYLISH BATHROOMS & EN-SUITES

- Contemporary Alterna Three sanitaryware in white
- WC with soft close toilet seat
- Alterna Three basins with Bristan Smile basin mixer tap and clicker waste
- Ideal Tempo Arc baths with Bristan Smile bath mixers and Alterna fitted shower screens
- Bristan Artisan Thermo Bar shower mixers over baths
- Merlyn Touchstone shower trays with Merlyn 'quick fit' sliding doors
- Downlighting to all bathrooms





THE ELEGANT TOUCH

ELECTRICAL & LIGHTING

- Downlighting to Kitchens, bathrooms and en-suites
- Pendant Lighting to all other rooms

HOME ENTERTAINMENT & COMMUNICATION

- TV Aerial point to lounge

SECURITY & PEACE OF MIND

- Double glazed windows throughout
- 10 Year NHBC build warranty

NHBC





INNOVATION FROM A FORWARD THINKING DEVELOPER

Cicero Estates is a specialist, multi-strand residential development, management, investment and advisory company covering a wide range of residential, mixed-use and commercial property matters, providing development solutions throughout England and Wales.

Cicero painstakingly oversee each and every development from inception to completion.

From detailed appraisal and feasibility study at the outset, through to handing over each and every turn-key property upon completion, quality and customer satisfaction is our sole aim.

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