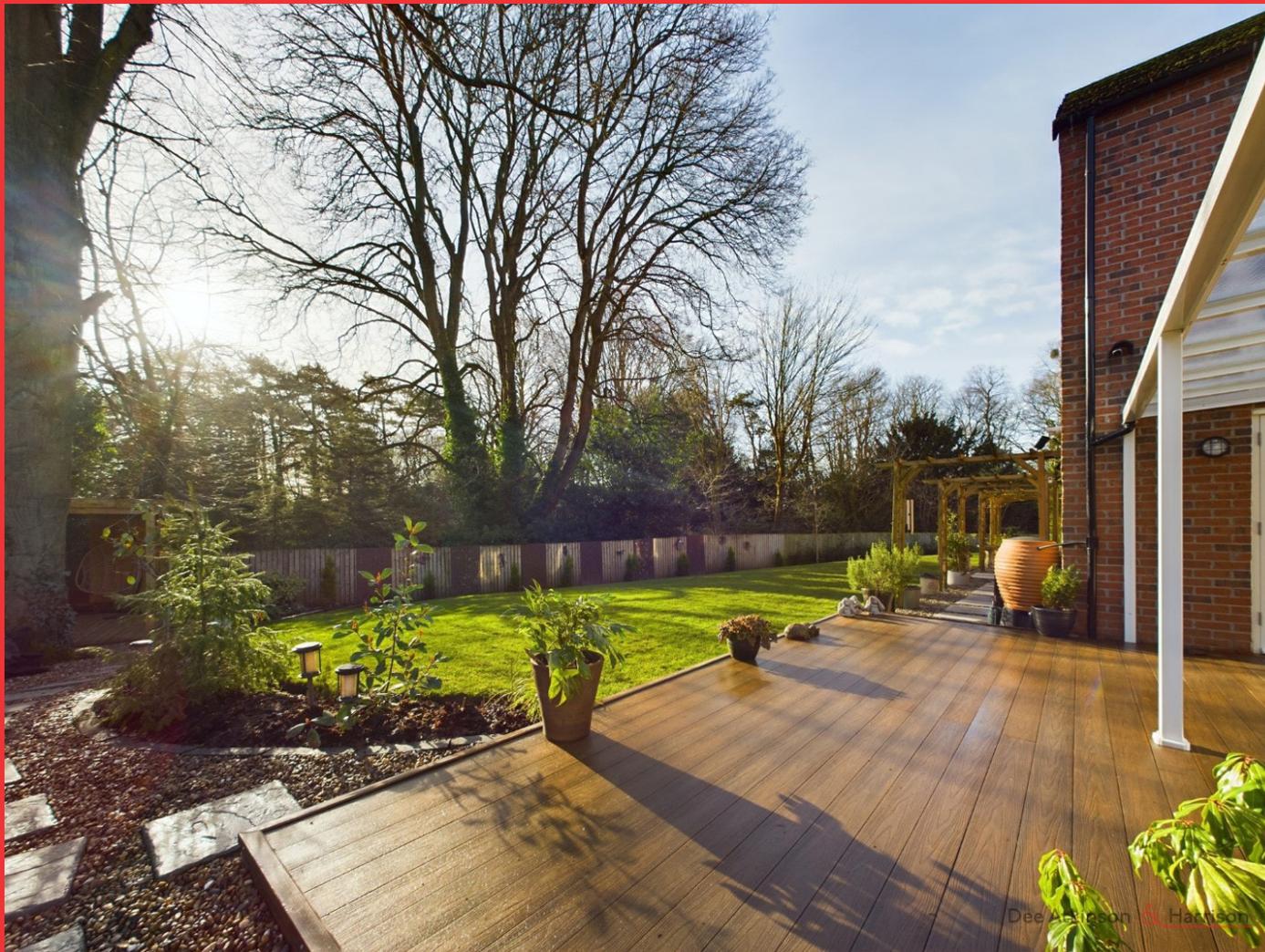




Dee Atkinson & Harrison

CHARTERED SURVEYORS & ESTATE AGENTS

8 FOX CLOSE, DRIFFIELD, YO25 5BU EAST YORKSHIRE



'8 FOX CLOSE' DRIFFIELD, YO25 5BU

Asking Price

£525,000

Beverley 14 miles

| Hull 23 Miles | York 28 miles

Flawless and elegant inside and out, 8 Fox Close is a truly remarkable five double bedroom detached home. Constructed in 2020 and finished to a high standard throughout, the current vendors have also extended the property to the rear to create an impressive open plan living/dining/kitchen space which is a great addition. Standing in a quiet and private corner plot, this is arguably one of the most impressive new builds in the area and viewings are essential!

The property briefly comprises:- entrance hall, cloakroom, office, snug, utility space leading to a double garage, large open plan lounge/dining/kitchen area, first floor landing with five double bedrooms, three with en-suites and a family bathroom. Externally there is a substantial size garden and off street parking.

LOCATION

Driffield offers an outstanding array of amenities, including shops, restaurants, public houses, quality sports facilities dedicated to Rugby, Golf, Football, Bowls, Cricket and many others, as well as a very highly regarded Secondary School. It also provides excellent road and public transport connections to Hull, Beverley, Bridlington and Scarborough.



ENTRANCE HALL- 10'0 (3.06m) x 12'5 (3.80m)

Composite door to the side aspect leading into a spacious hallway with an understairs storage cupboard, stairs leading to the first floor landing, Karndean flooring, radiator and power points.

CLOAKROOM- 3'5 (1.06m) x 5'5 (1.68m)

Opaque window to the front aspect, low flush WC, sink with pedestal, tiled splash back, Karndean flooring, radiator and extractor fan.

OFFICE- 9'9 (2.98m) x 6'5 (1.96m)

Spacious reception room currently used as an office with window to the side aspect, Karndean flooring, radiator and power points.

SNUG- 11'9 (3.60m) x 9'7 (2.92m)

Window to the side aspect over looking the garden, Karndean flooring, radiator, TV point and power points.

UTILITY ROOM- 6'5 (1.97m) x 5'8 (1.73m)

Providing additional storage with access to the double garage through an integral door, there is a range of wall and base units with laminated worktops, tiled splash back, stainless steel sink with drainer unit and mixer tap, integrated washing machine plus space for dryer, Karndean flooring, radiator and power points.

OPEN PLAN DAY ROOM/DINING AREA- 20'1 (6.13m) x 16'0 (4.89m)/11'4 (3.46m) x 19'7 (5.98m)

The main focus of this family home is the open plan day room/dining area which the current owners have extended to creating additional space. With Bi-Folding doors over looking the garden, velux windows which flood the rooms with natural light, inset spotlights, a modern multi-fuel stove, Karndean flooring, vertical radiators in both areas, TV point and multiple power points.

KITCHEN- 16'8 (5.10m) x 9'7 (2.94m)

A stylish and timeless kitchen which would be a superb area for hostings guests. There is a window to the rear aspect and french doors to the side aspect, inset spotlights, a range of modern high gloss wall and base units, breakfast island with integrated wine fridge and storage, stunning contrasting granite work tops, sink with drainer unit and mixer taps, integrated dishwasher, integrated fridge/freezer, eye-level double electric oven, induction hob with splash back, extractor hood, Karndean flooring and power points.

FIRST FLOOR LANDING

Neutral and bright landing with spacious storage cupboard, fitted carpets, radiator and power points. There is also access to the loft.

BEDROOM ONE- 9'11 (3.04m) x 15'9 (4.80m)

Double windows to the front and rear aspect, ceiling fan and air conditioning, fitted carpets, radiator, TV point and power points.

EN-SUITE- 6'1 (1.86m) x 15'0 (4.59m)

Generous and impressive primary en-suite with opaque window to the front and rear aspect, partially tiled walls, four piece bathroom suite comprising:- low flush WC, sink with pedestal, modern free standing bath with mixer tap and shower attachment, fully tiled walk in shower cubicle, laminated flooring, two chrome heated towel rails, shaving point and extractor fan.

BEDROOM TWO- 11'9 (3.59m) x 12'8 (3.86m)

Spectacular double bedroom with window to the side aspect, fitted carpets, radiator, TV point and power points.

EN-SUITE- 7'3 (2.23m) x 5'7 (1.71m)

Opaque window to the front aspect, tiled splash back, three piece bathroom suite comprising:- low flush WC, sink with pedestal, fully tiled spacious shower

cubicle, vinyl flooring, heated towel rail, shaving point and extactor fan.

BEDROOM THREE- 11'4 (3.48m) x 10'7 (3.25m)

Double bedroom with en-suite and window to the side aspect, fitted carpets, radiator and power points.

EN-SUITE- 7'3 (2.22m) x 5'2 (1.59m)

Well appointed with opaque window to the side aspect, tiled splash back, three piece bathroom suite comprising:- low flush WC, sink with pedestal, fully tiled shower cubicle, vinyl flooring, heated towel rail, shaving point and extractor fan.

BEDROOM FOUR- 8'10 (2.71m) x 10'7 (3.24m)

Double bedroom with window to the rear aspect, fitted carpets, radiator and power points.

BEDROOM FIVE- 8'10 (2.72m) x 10'8 (3.27m)

Currently used as a sophisticated dressing room. Window to the rear aspect, fitted carpets, radiator and power points.

FAMILY BATHROOM- 8'5 (2.57m) x 8'5 (2.58m)

Sizable family bathroom with opaque window to the side aspect, partially tiled walls, four piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath, fully tiled shower cubicle, vinyl flooring, heated towel rail, shaving point and extractor fan.

GARDEN

Standing on a generous size plot and offering a secluded south facing garden, it has everything to offer whether you're a gardening fanatic or enjoy outside entertaining and hosting. Backing onto Highfield Houses' grounds, the outside space offers privacy in every direction and has been improved to create a serene and tranquil space. There is a beautiful patio walkway with wooden archways as well as raised beds and planted borders throughout



to give outside some extra colour. A timber pergola is located in the corner as well as covered decking to the immediate rear of the property which means that the garden can be used all year round. There is a large storage shed and gated access leading to the driveway.

DOUBLE GARAGE- 17'6 (5.35m) x 16'1 (4.92m)

Double garage with two up and over doors, side pedestrian door into the property, power and lighting. There is ample space for storage and shelving. Additional to the garage, there is a storage shed which measures L580cm x W300cm, being the same size as a single garage, it also has insulation in the walls and roof, as well as concrete flooring

PARKING

Off street parking for multiple cars.

SERVICES

Understood to all be connected to mains, there is also fibre broadband to the property.

TENURE

The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX BAND

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'E'.

EPC- B

VIEWING

Strictly by appointment with the sole agents.

FREE VALUATION

If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified clients.





Approximate total area¹
1402.62 ft²
130.31 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Ground Floor



Approximate total area¹
997.79 ft²
92.7 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 1





Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





56 MARKET PLACE, DRIFFIELD | TEL: 01377 241919 | www.dee-atkinson-harrison.co.uk

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