

Dee Atkinson & Harrison



15 Bracken Road, Driffield, YO25 6UJ

DESCRIPTION

Proudly brought to the market, 15 Bracken Road really does stand out from the rest. This detached bungalow offers two generously-sized double bedrooms and has been meticulously modernised and renovated throughout to present a move in ready, stylish property. Every room offers spacious and light accommodation and truly is an exceptional property. One of it's standout features is it's delightful sunroom which is the perfect room to use all year round and over looks the impressive garden. This is perfect for any buyer looking to downsize but not compromise too much on space.

The property briefly comprises:- entrance porch, entrance hall, cloakroom, lounge, open plan kitchen/dining room, sunroom, two double bedrooms, shower room, large rear garden, storage shed, detached garage 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.



THE ACCOMMODATION COMPRISES:-

ENTRANCE PORCH- 2'7 (0.80m) x 7'7 (2.32m)

Double doors to the front aspect, exposed brick, laminated flooring and additional doors leading to:

ENTRANCE HALLWAY- 3'3 (1.01m) x 13'10 (4.22m)

Inviting and spacious hallway with coving, two storage cupboards, fitted carpets, radiator and power points. There is also access to the loft which is boarded.

CLOAKROOM- 5'11 (1.82m) x 3'2 (0.99m)

Opaque window to the front aspect, coving, inset spotlights, built in storage cupboards, partially tiled walls, low flush WC, sink with mixer taps and vanity unit, vinyl flooring, heated towel rail and extractor fan.

LOUNGE- 21'0 (6.43m) x 12'11 (3.95m)

Beautifully appointed with large bay window to the front aspect, two additional windows to either side, coving, log burning stove with stone hearth and wooden mantle piece, fitted carpets, radiator, TV point and power points.

OPEN PLAN KITCHEN/DINING ROOM- 17'6 (5.33m) x 21'7 (6.58m)

Modern and sophisticated open plan kitchen/dining area with French doors to the rear aspect leading into the sunroom, door to the side aspect, window to the rear aspect, inset spotlights, tiled splash back, a range of wall, base and drawer unit with breakfast bar and pendant lighting, one and a half sink with drainer unit and mixer tap, integrated dishwasher, space for American style fridge/freezer, plumbing for washing machine, space for dryer, built in wine rack, built in eye-level electric oven, gas hob, fitted carpets, radiator, telephone point and power points.

SUNROOM- 12'1 (3.71m) x 19'4 (5.91m)

Stunning secondary reception room which

oozes natural light and has fantastic views over the garden. With French doors to the side aspect, windows to all three sides, glass sky light, inset spotlights, wall mounted electric fire, fitted carpets, radiator and power points.

BEDROOM ONE- 10'8 (3.27m) x 11'8 (3.57m)

Double bedroom with window to the front aspect, coving, fitted carpets, radiator, telephone point and power points.

BEDROOM TWO- 10'3 (3.15m) x 12'2 (3.72m)

A secondary double bedroom with window to the rear aspect, coving, fitted wardrobes, fitted carpets, radiator and power points.

SHOWER ROOM- 6'5 (1.97m) x 5'11 (1.82m)

Nicely proportioned shower room with opaque window to the side aspect, inset spotlights, coving, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with mixer tap and vanity unit, fully tiled shower cubicle, vinyl flooring, heated towel rail and extractor fan.

GARDEN

A truly magical garden which is North-East facing and has been carefully landscaped to create a phenomenal outside space. It is mainly laid to lawn, patio area to the immediate rear ideal for seating, pergola, a secondary seating area which is made from timber, greenhouse, planted flowers and shrubs and storage shed which measures 15'11 (4.87m) x 8'1 (2.47m). There is also a portion of garden which has been fenced off by the current owners to create a fish pond and small area ideal for an allotment.

DETACHED GARAGE- 18'6 (5.66m) x 8'9 (2.68m)

Single detached garage with up and over door, window and side pedestrian door, power and lighting.

PARKING

Off street parking.