

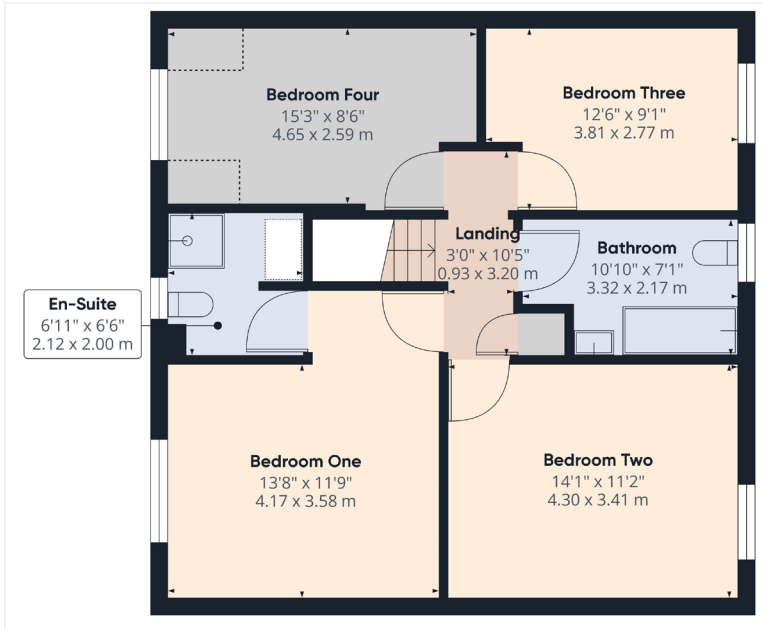
**Dee Atkinson Harrison**

Approximate total area\* 843.14 sq ft / 78.33 sq m

(1) 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. Calculations are based on NICE, IPMS 3C standard.

DIRAFPE360



**Dee Atkinson Harrison**

Approximate total area\* 727.32 sq ft / 67.57 sq m

Reduced headroom 14.32 sq ft / 1.33 sq m

(1) Excluding balconies and terraces

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**Asking Price**  
**£320,000**

**11 Cawthorn Close,  
Driffield, YO25 5PG**

**SERVICES**  
Understood to all be connected to mains. Mains gas, water and electric.

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

**COUNCIL TAX**  
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'E'.

**VIEWING**  
Strictly by appointment with the sole agents on 01377 241919.

**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 past clients.



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**Dee Atkinson & Harrison**





# 11 Cawthorn Close, Driffield, YO25 5PG

## DESCRIPTION

Occupying a fabulous plot in a quiet cul-de-sac location, 11 Cawthorn Close is a four bedroom detached property oozing spacious accommodation. The property is very well presented and has been maintained by the current owners to a fantastic standard throughout. Boasting four double bedrooms and three reception rooms, it also has a private and beautifully presented south facing garden which would be ideal for entertaining. The property briefly comprises:- entrance, cloakroom, lounge, kitchen, dining room, snug, utility room, first floor landing with primary bedroom and en-suite, three additional double bedrooms, family bathroom, rear garden, integral 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 HALL- 17'9 (5.43m) x 3'4 (1.03m)**  
Door to the front aspect, stairs leading to the first floor landing, laminated flooring, radiator and power points.
- CLOAKROOM- 6'6 (2.00m) x 2'7 (0.81m)**  
Tiled splash back, low flush WC, sink with pedestal and mixer tap, vinyl flooring, radiator and extractor fan.
- LOUNGE- 17'10 (5.44m) x 11'9 (3.59m)**  
Well presented and sizeable living area with bay window to the front aspect, coving, fitted carpets, radiator, TV point and power points.
- KITCHEN- 14'5 (4.41m) x 8'3 (2.52m)**  
Window to the rear aspect, tiled splash back, a range of wall and base units with drawers, one and a half sink with drainer unit and mixer tap, integrated dishwasher, integrated fridge, eye-level double electric oven, gas hob, extractor hood, laminated flooring, radiator and power points.
- DINING ROOM- 9'9 (2.97m) x 9'10 (3.00m)**  
French doors to the rear leading out to the garden, coving, laminated flooring, radiator and power points.
- SNUG- 9'6 (2.90m) x 8'11 (2.74m)**  
Currently used as a snug with window to the rear aspect, laminated flooring, radiator, TV point and power points.
- UTILITY ROOM- 5'6 (1.70m) x 8'11 (2.74m)**  
Door and window to the side aspect, tiled splash back, base units with laminated worktop, sink with drainer unit, space for fridge/freezer, plumbing for washing machine, laminated flooring, radiator and power points.
- FIRST FLOOR LANDING**  
Built in storage cupboard, fitted carpets, radiator and power points.

- BEDROOM ONE- 13'8 (4.17m) x 11'9 (3.58m)**  
Fantastic double primary bedroom with window to the front aspect, built in wardrobes, fitted carpets, radiator, TV point and power points.
- EN-SUITE- 6'11 (2.12m) x 6'6 (2.00m)**  
Opaque window to the front aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, fully tiled shower cubicle, vinyl flooring, radiator and extractor fan.
- BEDROOM TWO- 14'1 (4.30m) x 11'2 (3.41m)**  
Another double bedroom with window to the rear aspect, fitted carpets, radiator, TV point and power points.
- BEDROOM THREE- 12'6 (3.81m) x 9'1 (2.77m)**  
Window to the rear aspect, fitted carpets, radiator and power points.
- BEDROOM FOUR- 15'3 (4.65m) x 8'6 (2.59m)**  
Used as a home office but is a double fourth bedroom with window to the front aspect, fitted carpets, radiator and power points.
- BATHROOM- 10'10 (3.32m) x 7'1 (2.17m)**  
Opaque window to the rear aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with over head shower attachment and glass shower screen, vinyl flooring, radiator and extractor fan.
- INTEGRAL GARAGE- 16'9 (5.12m) x 8'8 (2.66m)**  
Roller door, wall mounted gas boiler, power and lighting.
- GARDEN**  
Well presented and landscaped south-west facing garden which has been upgraded by the vendor to create a beautiful outside space to enjoy. The garden is mainly laid with lawn, patio seating area, small gravelled area, timber fencing ensuring it's fully secure and gated side access.
- PARKING**  
Off street parking for two cars.

