







# 20 Kings Mill Park, Driffield, YO25 6UZ

20 Kings Mill Park is a three double bedroom detached bungalow boasting space both internally and externally, it would be perfect for any potential buyer looking to downsize without sacrificing space. Greeted by an open and airy layout, it seamlessly combines contemporary elegance with cosy warmth the moment you step through the door. It has been beautifully renovated fully throughout and benefits from high quality fixtures and fittings and is a true gem nestled in a sought after location.

The property briefly comprises:- entrance hall, lounge, open plan kitchen/diner, three good size bedrooms, one with en-suite, family bathroom, rear garden, 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 HALL- 5'6 (1.70m) x 11'3 (3.44m)

Spacious and inviting with composite door and window to the front aspect, coving, wood effect laminated click flooring, radiator and power points. There is also access to the loft.

### LOUNGE- 12'6 (3.81m) x 19'10 (6.06m)

A bright and airy living area with large window to the front aspect, additional window to the side aspect, coving, electric fire with marble surround, wood effect laminated click flooring, radiators, TV point and power points.

### KITCHEN/DINING ROOM- 10'10 (3.32m) x 17'5 (5.33m)

Stylish and modern open plan space with door to the side aspect, window to the rear and side aspect, a cupboard housing the gas boiler, a range of wall and base units with granite worktops, one and a half sink with drainer unit and mixer tap with pull out hose, space for fridge/freezer, plumbing for washing machine and dishwasher, eye-level built in electric oven, induction hob with splash back, extractor hood, wood effect laminated click flooring, heated towel rail and power points.

### BEDROOM ONE- 11'11 (3.64m) x 11'1 (3.38m)

Primary bedroom with window to the front aspect, coving, built in wardrobes with sliding mirrored doors, fitted carpets, radiator, TV point and power points.

### EN-SUITE- 2'8 (0.83m) x 8'2 (2.49m)

Opaque window to the front aspect, coving, three piece bathroom suite comprising:- low flush WC, wall mounted sink with mixer tap, shower cubicle, vinyl flooring and extractor fan.

### BEDROOM TWO- 9'10 (3.00m) x 13'0 (3.97m)

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

### BEDROOM THREE- 12'6 (3.83m) x 9'0 (2.75m)

Currently used as a snug, this is a third double bedroom with sliding doors to the rear aspect, coving, wood effect laminated click flooring, radiator and power points.

### BATHROOM- 8'5 (2.58m) x 7'1 (2.18m)

Smart and neutral family bathroom with opaque window to the side aspect, coving, built in storage cupboard with shelving, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, 'P' shaped bath with over head shower and glass shower screen, vinyl flooring, heated towel rail and extractor fan.

## GARDEN

Excellent sized, North facing garden which has been attractively landscaped to create a beautiful peaceful area. It is laid with lawn, large patio area to the immediate rear ideal for a seating area, gravelled area, a range of planted flower and shrubs, decking area, timber framed garden shed and side gated access to the front the property.

### DETACHED SINGLE GARAGE- 9'5 (2.89m) x 18'2 (5.55m)

Electric door, window to the side aspect, power and lighting.

## PARKING

Off street parking for three cars.

