



Dee Atkinson & Harrison

4 ST ANDREWS WALK, FOSTON, YO25 8FJ EAST YORKSHIRE

CHARTERED SURVEYORS & ESTATE AGENTS



**4 ST. ANDREWS WALK
FOSTON ON THE WOLDS,
DRIFFIELD
YO25 8FJ
Offers In Region Of
£517,000**

**Beverley 14 miles
| Hull 23 Miles | York 28 miles**

An exciting and rare opportunity to purchase a FIVE bedroom detached property which is brought to the market with no onward chain. 'The Cottage', 4 St Andrews Walk is a exclusive and extremely well built property located in the picturesque village of Foston On The Wolds. Extending to over 2000 sq ft of accommodation which boasts four reception rooms, this unique home was built in the early 2000's by a renowned local builder, John Duggleby Homes Ltd. There are only five properties on the development which has been carefully designed and crafted to provide high quality, stand out properties which cater to a variety of potential buyers. As soon as you walk through the front door there is an immediate sense of luxury which stands out and must be viewed in person to fully appreciate.

The property briefly comprises: entrance hall boasting a study, dining area, lounge and sunroom. There is a WC and breakfast kitchen which benefits from a utility room. To the first floor is the primary bedroom and en-suite with four additional good size bedrooms and family bathroom. To the rear, is a well presented garden and detached garage to the side of the property with parking and garden to the front.

LOCATION

Foston is a picturesque and unspoilt Wolds village located in an excellent position for access to the surrounding Towns and Cities.

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- 14'6 (4.44m) x 11'4 (3.47m)

A grand and welcoming entrance with composite door to the front aspect, double glazed window panelling to either side, coving, inset spotlights, central staircase leading up to the first floor landing, understairs cupboard which houses the house sound system with speakers embedded in the ceilings, limestone tiled flooring with the benefit of underfloor heating and ample power points.

STUDY- 10'5 (3.19m) x 8'7 (2.64m)

An ideal work from home or study space which has a window to the front aspect, coving, a stunning fitted oak corner desk with ample wall and base cabinets, limestone tiled flooring with the benefit of underfloor heating, TV point, telephone point and power points.

LOUNGE- 13'6 (4.13m) x 16'2 (4.94m)

A neutral and charming living area with French doors leading to the sunroom and window to the rear aspect, coving, log burning stove with York stone hearth and wooden mantle piece, fitted carpets, TV/media points and power points throughout.

SUNROOM- 12'3 (3.73m) x 16'2 (4.94m)

An addition to the property which really does provide a stunning reception space with French doors to the side and windows to all three sides with views over the garden, self cleaning glass roof panels, air conditioning unit, fitted carpets, TV point and power points.

DINING ROOM- 10'7 (3.25m) x 11'8 (3.56m)

Reception room which was used as a dining room with window to the front aspect, coving, limestone tiled flooring with the benefit of

underfloor heating, TV point and power points.

KITCHEN/BREAKFAST AREA- 11'7 (3.55m) x 15'10 (4.84m)

Sophisticated and elegant boasting French doors and window to the rear aspect over looking the garden, inset spotlights, coving, tiled splash back, a range of sleek wall and base units with under counter lighting and breakfast island/bar to the centre, built in wine rack, granite worktops, inset sink, space for American style fridge/freezer, integrated NEFF appliances including dishwasher, microwave, eye-level double oven, induction hob and extractor hood, limestone tiled flooring with the benefit of underfloor heating and power points.

UTILITY ROOM- 5'6 (1.70m) x 11'8 (3.58m)

With door to the side aspect, coving, tiled splash back, a range of wall and base units, one and a half sink with drainer unit, plumbing for washing machine, built in handy storage cupboard, limestone tiled flooring with the benefit of underfloor heating and power points.

FIRST FLOOR LANDING

Coving, airing cupboard, fitted carpets, radiator and power points.

BEDROOM ONE- 14'7 (4.46m) x 12'11 (3.95m)

A well proportioned primary bedroom with window to the front aspect, coving, fitted carpets, radiator, TV point and power points.

EN-SUITE- 5'3 (1.60m) x 6'10 (2.09m)

A modern and recently updated shower room with opaque window to the front aspect, inset spotlights, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity

unit, walk in shower cubicle with rainfall shower head, tiled flooring, heated towel rail and extractor fan.

BEDROOM TWO- 10'9 (3.29m) x 12'4 (3.78m)

Another generous size bedroom with window to the front aspect, coving, fitted carpets, radiator, TV point and power points.

BEDROOM THREE- 13'7 (4.16m) x 9'7 (2.93m)

Window to the rear aspect, coving, fitted wardrobes and drawers, fitted carpets, radiator, TV point and power points.

BEDROOM FOUR- 10'2 (3.12m) x 12'5 (3.80m)

Window to the rear aspect, coving, fitted carpets, radiator, TV point and power points.

BEDROOM FIVE- 10'2 (3.10m) x 9'7 (2.93m)

Window to the rear aspect, coving, fitted carpets, radiator, TV point and power points.

BATHROOM- 6'10 (2.09m) x 9'1 (2.79m)

A tranquil and spacious bathroom with opaque window to the side aspect, inset spotlights, coving, fully tiled walls, four piece bathroom suite comprising:- low flush WC, wall mounted sink with wooden stand, back to wall curved bath, shower cubicle, tiled flooring, heated towel rail, extractor fan and shaving point.

GARDEN

A North-East facing garden which has been landscaped to create a well presented and private area to sit out and enjoy. The outside space is generously proportioned and mainly laid to lawn with planted flower and shrub borders, two separate patio areas, timber fencing throughout with gated side access. There is also a fenced off



portion which houses the oil tank and bin store.

GARAGE- 18'7 (5.67m) x 15'5 (4.72m)

Electric roller doors to the front, pedestrian door to the rear, oil fired boiler, lighting and power points.

PARKING

Off street parking for multiple vehicles.

EXTERNAL

The property sits quietly in a private cul-de-sac with views over the countryside to the front aspect whilst boasting a charming frontage which is laid with lawn and planted with flower and shrub borders.

SERVICES

Oil fired central heating throughout with underfloor heating, mains water and electric. Drainage is to a private drainage system.

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 - Band 'F'.

EPC

This property's energy rating is C.

VIEWING

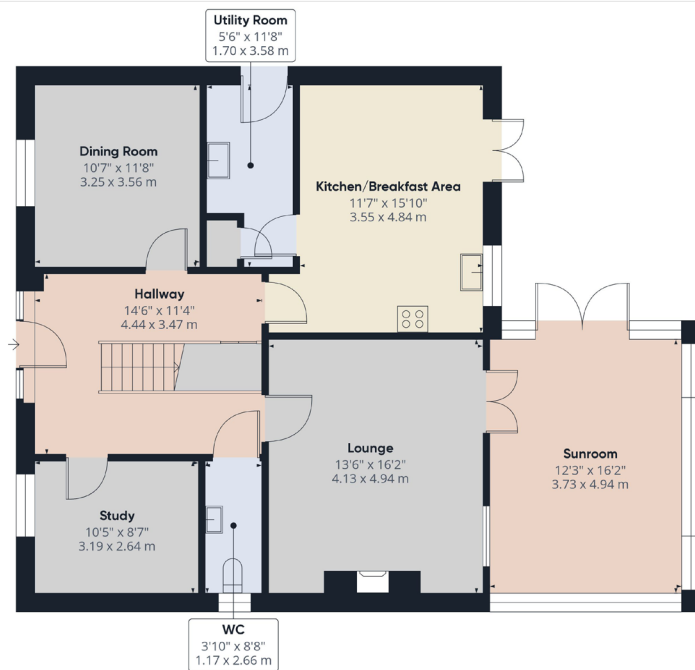
Strictly by appointment with the sole agents.

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.







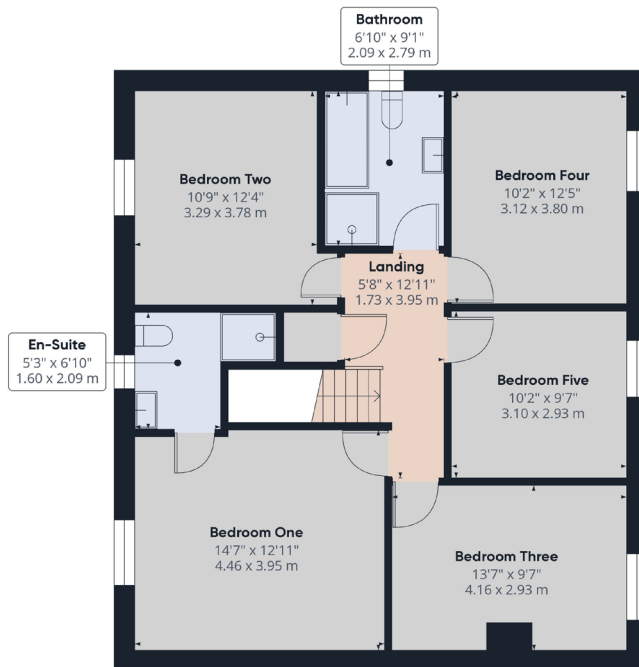
Ground Floor Building 1

Approximate total area⁽¹⁾
1102.11 ft²
102.39 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1 Building 1

Approximate total area⁽¹⁾
854.55 ft²
79.33 m²

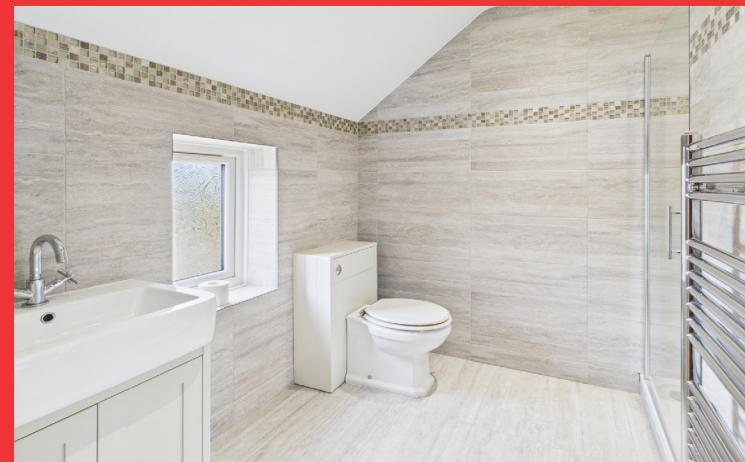
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Ground Floor Building 2





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



