



Offers Over
£475,000

7 Blueberry Close,
Drifffield, YO25 6SE

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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7 Blueberry Close, Driffield, YO25 6SE

DESCRIPTION

Sitting on just over a third of an acre, 7 Blueberry Close is a fantastic, move in ready family home located in a well-regarded area of Driffield. The current vendors have upgraded the house over the years to make the perfect property for any growing family. One feature that shouldn't be missed, is the beautiful South Westerly facing garden to the rear. Properties like this definitely don't come up very often, so don't miss your chance to fully experience what this property has to offer!! The property briefly comprises:- entrance hall, study, WC, lounge, open plan kitchen/diner, utility room, first floor landing with primary bedroom and en-suite, three additional double bedrooms, family bathroom, large rear garden, detached double garage with large driveway.

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

Spacious entrance hall with door to the front aspect, window to the side aspect, coving, stairs leading to the first floor landing, understairs cupboard, solid wood flooring, radiator and power points.

WC- 4'9 (1.45m) x 4'5 (1.37m)

Opaque window to the front aspect, tiled splash back, low flush WC, sink with vanity unit and mixer tap, solid wood flooring and heated towel rail.

STUDY- 5'6 (1.68m) x 10'6 (3.22m)

Separate office/study area with double aspect windows to the front, inset spotlights, solid wood flooring, radiator and power points.

LOUNGE- 22'7 (6.90m) x 12'2 (3.72m)

Light and bright with large bay window to the front aspect, French doors to the rear, coving, dado rail, log burning stove with stone hearth, solid wood flooring, radiator, TV point and power points.

OPEN PLAN KITCHEN/ DINING/ SUN ROOM- 22'11 (7.00m) x 13'9 (4.20m)

A beautiful open plan space which has stunning views over the garden with Bi-folding doors to the rear, velux windows to the rear, additional windows to the side aspect, inset spotlights, tiled splash back, a range of wall and base units with granite worktops and breakfast bar, one and a half sink with drainer unit, integrated fridge/freezer, integrated dishwasher, built in microwave, Rangemaster double oven with induction hob, Rangemaster extractor hood, laminated flooring, vertical radiators, TV point and power points.

UTILITY ROOM- 6'11 (2.11m) x 5'10 (1.80m)

Door and window to the rear aspect, inset spotlights, tiled splash back, granite worktops, a range of wall and base units, full length cupboards with integrated freezer, sink with drainer unit, plumbing for washing machine, laminated flooring, radiator and power points.

FIRST FLOOR LANDING- 3'2 (0.98m) x 10'0 (3.05m)

Fitted carpets, radiator and power points. There is also access to the partially boarded loft.

BEDROOM ONE- 10'11 (3.33m) x 15'5 (4.72m)

Double primary bedroom with windows to the front aspect, coving, fitted wardrobes, fitted carpets, TV point and power points.

EN-SUITE- 5'7 (1.70m) x 8'9 (2.69m)

Opaque window to the front aspect, inset spotlights, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, large walk in Aqualisa power shower with rainfall shower head, vinyl flooring, heated towel rail and extractor fan.

BEDROOM TWO- 10'11 (3.35m) x 12'6 (3.83m)

Windows to the front aspect, coving, built in airing cupboard, radiator and power points.

BEDROOM THREE- 8'11 (2.74m) x 12'5 (3.79m)

Window to the rear aspect, laminated flooring, radiator and power points.

BEDROOM FOUR- 9'0 (2.76m) x 9'1 (2.78m)

Window to the rear aspect, built in cupboards, radiator and power points.

BATHROOM- 5'6 (1.68m) x 8'6 (2.60m)

Opaque window to the rear aspect, inset spotlights, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, panelled bath with Aqualisa power shower over, vinyl flooring, heated towel rail and extractor fan.

GARDEN

A fantastically sized South Westerly facing garden which is mainly laid to lawn, Indian Flag Stone patio area which is just off the back of the property. This area would be fantastic for barbeques and entertaining guests long into the Summer nights. The property also has a zip line which is perfect for entertaining the Kids! There is also timber fencing around the property, side gate access and a side door leading to the double garage.

GARAGE

Double garage with two up and over doors, side pedestrian door, power and lighting.

PARKING

Large driveway with parking for multiple cars. There are also double gates adjacent to the garage allowing access to the garden and a handstanding area which is currently used to securely store a caravan.