



Dee Atkinson & Harrison

45 MANORFIELD ROAD, DRIFFIELD, YO25 5JE EAST YORKSHIRE

CHARTERED SURVEYORS & ESTATE AGENTS



'45 MANORFIELD ROAD' DRIFFIELD, YO25 5JE

Guide Price

£525,000

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

A completely bespoke property and sat on 0.28 acres, 45 Manorfield Road has undergone a huge transformation and renovation throughout. Boasting five bedrooms, this detached bungalow exceeds 2500 sq ft of accommodation with beautiful open plan modern living space as well as stunning decor and taste throughout. The property over the years had been extended multiple times by a previous owner with a floorplan that wasn't convenient or practical, but now after having an architect design and remodel the entire property, it is now a light, bright and elegant property. To fully appreciate just what this property can offer, internal viewings are HIGHLY recommended.

The property briefly comprises:- entrance porch, hallway, open plan kitchen/dining/lounge area, separate living room, office, hallway with WC and boiler room with also access to the garage, primary bedroom with dressing room and en-suite, four additional bedrooms and family bathroom. There is also a large garden to the rear with garage and ample off street parking to the front.

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.



ENTRANCE PORCH- 4'8 (1.43m) x 6'7 (2.02m)

Composite door and window to the front aspect and wood effect vinyl flooring. Secondary door leading into:

ENTRANCE HALL- 4'8 (1.42m) x 24'6 (7.47m)

Spacious hallway with wood effect vinyl flooring, radiator and power points, There is also access to the loft.

OPEN PLAN KITCHEN/DINING/LOUNGE AREA- 17'5 (5.31m) x 29'10 (9.10m)

The main focal point of the property which has been completely transformed and opened up into a stunning family area. Benefitting from Bi-folding doors to the rear aspect over looking the garden, large velux windows to both the rear and side aspect, inset spotlights, a range of sleek wall and base units with under counter lighting, Quartz worktops and island with breakfast bar, integrated full height fridge/freezer, double sink, eye-level built in NEFF slide and hide single ovens, Bora induction hob and integrated downdraft extractor, to the living area is a dual aspect log burning with stone hearth and mantle piece, wood effect vinyl flooring with underfloor heating throughout, TV point and power points.

UTILITY ROOM- 11'8 (3.57m) x 7'10 (2.39m)

Spacious utility room with door and window to the side aspect, a range of wall and base units, sink with drainer unit, built in wine rack, plumbing for washing machine, wood effect vinyl flooring, radiator and power points.

LIVING ROOM- 14'3 (4.37m) x 18'2 (5.55m)

Light and bright with Bi-folding doors to the rear aspect, windows to the side aspect, fitted carpets, radiator, TV point and power points.

OFFICE- 14'4 (4.37m) x 6'6 (1.98m)

Home office or study with window to the front and side aspect, inset spotlights, fitted carpets, radiator and power points.

HALLWAY- 11'9 (3.58m) x 3'10 (1.19m)

Wood effect vinyl flooring and radiator.

WC- 4'8 (1.44m) x 4'6 (1.38m)

Low flush WC, sink with pedestal and mixer tap, heated towel rail and wood effect vinyl flooring.

BOILER ROOM

Inset spotlights, wall mounted Vogue gas boiler, water tank and wood effect vinyl flooring.

DRESSING ROOM- 11'2 (3.42m) x 10'5 (3.19m)

Before entering the main bedroom, there is a walk in dressing area with window to the side aspect, built in wardrobes, fitted carpets, radiator and power points. It then leads to:

BEDROOM ONE- 17'3 (5.28m) x 13'0 (3.97m)

A pristine and spacious primary bedroom with sliding doors to the side aspect, additional window to the rear, fitted carpets, radiator, TV point and power points.

EN-SUITE- 6'0 (1.84m) x 9'4 (2.86m)

Velux window to the side aspect, inset spotlights, partially tiled walls, three piece bathroom suite comprising:- low flush WC, round sink with vanity unit and mixer taps, walk in shower with Hansgrohe fittings, heated towel rail, vinyl flooring and extractor fan.

BEDROOM TWO- 11'11 (3.64m) x 11'7 (3.55m)

Double bedroom with large bay window to the front aspect, window to the side aspect, built in

wardrobes, fitted carpets, radiator and power points.

BEDROOM THREE- 12'0 (3.66m) x 11'5 (3.48m)

Another double bedroom with bay window to the front aspect, built in wardrobes, wood effect vinyl flooring, radiator and power points.

BEDROOM FOUR- 11'7 (3.54m) x 11'1 (3.39m)

Double bedroom with window to the side aspect, built in wardrobes, fitted carpets, radiator and power points.

BEDROOM FIVE- 9'11 (3.04m) x 8'4 (2.54m)

Window to the side aspect, fitted carpets, radiator and power points.

BATHROOM- 11'9 (3.59m) x 5'9 (1.77m)

Great size family bathroom with opaque window to the side aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal and mixer tap, panelled bath, walk in shower fitted with Hansgrohe fittings, built in storage cupboards, vinyl flooring and heated towel rail.

GARAGE- 13'1 (3.99m) x 18'11 (5.78m)

Oversized single garage with electric up and over door, rear pedestrian door into the property, storage units, power and lighting.

GARDEN

North facing garden which is mainly laid with lawn and patio area to the immediate rear of the property ideal for enjoying indoor/outdoor entertaining with it leading straight into the kitchen area of the property. There is also a portion of garden to the back which the vendors have created a vegetable patch with storage shed. There is an additional garden shed along



with planted flower, shrubs and trees making it a very private garden and gated side access to the front.

PARKING

Gravelled driveway with dual access gateways offering ample off street parking which could be suitable for a variety of different vehicles including cars, motorhomes, caravan or vans.

SERVICES

Understood to all be connected to mains. Mains gas, water and electric. The heating is gas central heating with the addition of Mechanical Ventilation Heat Recovery (MVHR) system which pumps fresh air through the property. The heating is also multi-zoned with underfloor heating in the main open plan kitchen/living area. There are also solar panels with Feed in Tariff.

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. The property is shown on the Council Tax Property Bandings List in Valuation Band 'E'.

EPC

This property's energy rating is TBC.

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.









