



Approximate total area¹
1409 sq ft
130.8 m²

(1) Excluding balconies and terraces

Calculations reference the BCS:PM5 '30 Standard'. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DIRAFPE360



Approximate total area¹
718 sq ft
66.6 m²

(1) Excluding balconies and terraces

Calculations reference the BCS:PM5 '30 Standard'. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DIRAFPE360



Guide Price
£475,000

**9 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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9 Blueberry Close, Drifffield, YO25 6SE

DESCRIPTION
Proudly brought to the market, 9 Blueberry Close is a phenomenal four bedroom detached property set within a quiet cul-de-sac location. This home combines space and privacy sitting on a 0.41 acre plot with stunning landscaped gardens. Appealing to a variety of potential buyers, whether its those looking to downsize without compromising, or a growing family, internally, the property provides an abundance of space boasting five reception rooms making it fully versatile to use each room to suite your needs. This is a rare opportunity to purchase a substantial property in a desirable location and we highly recommend booking in an in person viewing!

The property briefly comprises:- entrance hall, WC, lounge, conservatory, office, dining room, kitchen, utility room, snug, first floor landing with primary bedroom and en-suite, three additional bedrooms, family bathroom, large rear garden, double garage and off street parking.

LOCATION
Drifffield 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
 Door and flag window to the front aspect, stairs leading to the first floor landing, large understairs cupboard, fitted carpets, radiator and power points.
WC- 6'9 (2.07m) x 4'3 (1.31m)
 Tiled splash back, low flush WC, sink with pedestal with mixer tap, vinyl flooring, radiator and extractor fan.
LOUNGE- 20'2 (6.17m) x 11'8 (3.57m)
 Sizeable living area with bay window to the front aspect, coving, dado rail, modern log burning stove with tiled hearth and wooden mantle piece, fitted carpets, radiator, TV point and power points. There are sliding doors to the rear aspect leading into:
CONSERVATORY- 11'3 (3.44m) x 14'0 (4.27m)
 French doors to the rear aspect, windows to all three sides, tiled flooring and power points.
OFFICE- 6'5 (1.97m) x 13'3 (4.04m)
 Window to the rear over looking the garden, laminated flooring, radiator and power points.
DINING ROOM- 10'1 (3.09m) x 11'9 (3.59m)
 Window to the rear aspect, coving, dado rail, fitted carpets, radiator and power points.
KITCHEN- 9'8 (2.96m) x 15'2 (4.62m)
 Spacious kitchen with window to the side aspect, tiled splash back, a range of wall and base units, one and a half sink with drainer unit, integrated dishwasher, eye-level built in double oven, gas hob with extractor hood, vinyl flooring, radiator and power points.
UTILITY ROOM- 9'7 (2.93m) x 5'9 (1.76m)
 Door and window to the side aspect, tiled splash back, a range of base units with inset sink and drainer unit, space for fridge/freezer, plumbing for washing machine, vinyl flooring, radiator and power points.
SNUG- 9'7 (2.95m) x 11'10 (3.61m)
 Window to the side aspect, vinyl flooring, radiator, TV point and power points.
FIRST FLOOR LANDING- 6'0 (1.84m) x 16'3 (4.97m)
 Built in storage cupboard housing the gas combi-boiler, fitted carpets, radiator and power points.

BEDROOM ONE- 20'3 (6.18m) x 11'9 (3.60m)
 Large primary bedroom with windows to the front and rear aspect, coving, fitted carpets, radiator, TV point and power points.
EN-SUITE- 6'9 (2.06m) x 6'8 (2.04m)
 Opaque window to the side aspect, partially tiled walls, four piece bathroom suite comprising:- low flush WC, bidet, sink with vanity unit, shower cubicle, vinyl flooring, heated towel rail and extractor fan.
BEDROOM TWO- 10'1 (3.09m) x 11'7 (3.55m)
 Double bedroom with window to the rear aspect, coving, built in wardrobes, fitted carpets, radiator, TV point and power points.
BEDROOM THREE- 9'11 (3.03m) x 11'10 (3.62m)
 Another double bedroom with window to the front aspect, coving, fitted carpets, radiator and power points.
BEDROOM FOUR- 7'0 (2.14m) x 9'11 (3.03m)
 Window to the front aspect, fitted carpets, radiator and power points.
BATHROOM- 6'9 (2.07m) x 11'7 (3.54m)
 Sizeable family bathroom with opaque window to the rear aspect, partially tiled walls, five piece bathroom suite comprising:- low flush WC, bidet, sink with pedestal and corner bath tub, large shower cubicle, vinyl flooring, radiator and extractor fan.
GARDEN
 A simply stunning West facing garden which is immaculately landscaped throughout. It is mainly laid with lawn and benefits from a fabulous patio seating area to the immediate rear of the house. There is a good size summerhouse and planted shrubs and trees creating an abundance of privacy, with a small orchard to the bottom of the garden. The garden is fully secure with fencing and to the side is a storage shed with additional gravelled area and gated side access.
DOUBLE GARAGE- 18'1 (5.53m) x 18'5 (5.62m)
 Electric roller door and up and over door, rear pedestrian door, power and lighting.
PARKING
 Large driveway providing ample off street parking for three cars. There would also be space for a motorhome or caravan.

