



2 Fern Close
Driffield, East Yorkshire YO25 6UR
Price £420,000

WP WOOLLEY
& PARKS

GENEROUS SIZED FAMILY HOME ENJOYING A CORNER PLOT AND DOUBLE GARAGE 360° VIRTUAL TOUR AVAILABLE ONLINE ***

Enjoying a prime position this attractive family home is an absolute must see. Having been updated and enhanced throughout to offer a warm and comfortable home in a turn key condition. Well proportioned room sizes over two floors all boasting an attractive decor, quality fixtures and charming features. Naturally light and inviting with entrance hall, cloakroom/w/c, formal lounge, separate dining room, superb sun room extension, home office, breakfast kitchen and utility room all to the ground floor with four spacious double bedrooms, en- suite to the main and family bathroom to the first. Occupying an impressive corner plot with mature and established gardens plus double garage and private drive. Located within the desirable market town of Driffield, this home benefits from a variety of amenities to hand plus well regarded schools and transport links. This generous property would make an ideal family home and internal viewing is a must to fully appreciate the true size and quality of the home on offer.



Entrance Hall 15'9" x 4'9" (4.82m x 1.45m)
Warm and inviting entrance hall with stylish solid oak external door to front elevation, attractive decor with wood panelled walls throughout, straight flight staircase leads to first floor accommodation with central heating radiator and ceramic tiled flooring.

Cloakroom/W/C 8'10" x 2'11" (2.70m x 0.89m)
Fitted with an attractive two piece suite comprising low flush w/c and pedestal wash basin, partially tiled walls, wall mounted chrome heated towel rail, fitted extractor fan and hand dryer.

Living Room 11'6" x 19'4" (3.52m x 5.91m)
Generous formal living room, naturally light with double glazed bay window to front elevation, feature living flame fire with granite insert and matching hearth with an attractive solid wood surround which creates a superb focal point to the room with fitted coving, oak veneered flooring and central heating radiators.

Dining Room 11'6" x 10'6" (3.52m x 3.21m)
Well presented formal dining room with continued oak veneered flooring laid throughout, bi folding doors give access to sun room extension with attractive fitted coving and central heating radiator.

Sun Room 17'3" x 8'8" (5.27m x 2.66m)
Superb sun room extension with double glazed windows to triple aspect providing unspoiled garden views, French doors to rear elevation, under floor heating allowing the room to be used all year round with tiled flooring laid throughout.

Office 7'10" x 7'4" (2.40m x 2.24m)
Hugely useful home office with double glazed window to rear elevation, bespoke fitted furniture with fitted desk and matching shelving unit, central heating radiator and continued oak veneered floor.

Breakfast Kitchen 13'11" x 8'7" (4.26m x 2.63m)
Quality fitted kitchen offering a comprehensive range of wall, base and drawer units in a shaker style finish with contrasting work surfaces and tiled splash backs, inset one and half bowl sink unit with drainer and mixer tap over, integrated appliances with single oven, four ring gas hob and fitted extractor hood plus dishwasher, matching fitted breakfast bar, inset spot lighting, central heating radiator and ceramic tiled flooring.

Utility Room 10'7" x 5'2" (3.24m x 1.60m)

Providing ample storage with wall and base units, inset single bowl stainless steel sink unit with drainer and mixer tap over, ample space and plumbing for free standing appliances, under stairs storage cupboard, internal access with solid glazed door to double garage, solid wood glazed external door to side elevation, central heating radiator and ceramic tiled flooring.

First Floor Landing
Continued panelled walls throughout with fitted carpets, built in airing cupboard plus access to part boarded loft space complete with fitted loft ladder.

Main Bedroom 11'5" x 14'9" (3.50m x 4.51m)
Generous main bedroom, naturally light with double glazed window to front elevation, built in wardrobes to one wall complete with fitted shelving and hanging rails for maximum storage plus matching dressing table and drawers, central heating radiator and fitted carpets.

En-Suite Shower Room 8'7" x 5'1" (2.64m x 1.57m)
Fitted with a charming three piece suite comprising fully tiled double length shower cubicle with mains powered shower over, vanity style unit incorporating hand wash basin, storage and low flush w/c, fully tiled walls, wall mounted heated towel rail, double glazed window to front elevation and ceramic tiled flooring.

Bedroom Two 13'1" x 12'5" (3.99m x 3.80m)
A further generous double bedroom with double glazed window to front elevation, built in wardrobes and matching drawers, large storage cupboard, central heating radiator and fitted carpets.

Bedroom Three 12'10" x 10'11" (3.92m x 3.33m)
Good sized double bedroom with double glazed window to rear elevation, central heating radiator and fitted carpets.

Bedroom Four 11'7" x 11'9" (3.55m x 3.60m)
Fourth spacious double bedroom with fitted wardrobes, double glazed window to rear elevation, central heating radiator and fitted carpets.

Family Bathroom 8'9" x 5'6" (2.69m x 1.69m)
Fitted with an attractive four piece suite comprising fully tiled shower cubicle with mains powered shower over, panelled bath, vanity style unit incorporating hand wash basin, storage and low flush w/c, partially tiled walls, wall mounted heated towel rail, double glazed window to rear elevation with spot lighting to the ceiling and tiled flooring throughout.

Double Garage and Drive 16'5" x 15'10" (5.01m x 4.83m)
Integral double garage with twin up and over doors to front elevation, power supply and light. The garage is accessed via a double width block paved drive which provides ample off street parking.

External
The property enjoys an impressive corner plot with mature garden to the front. An enclosed garden to the rear having been carefully designed with paved patio areas, formal lawn, well stocked borders and beds, timber built summerhouse complete with power and log burning stove, part fenced and walled surround, small garden shed, outside tap and all with gated side access.

Council Tax
Council Tax is payable to East Riding of Yorkshire Council, with the property understood to be rated in Tax Band E.

Tenure
The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

Disclaimer:
These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

Draft Details:
To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.

Virtual Viewing/Videos
A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).







Approximate total area⁰

2063.56 ft²
191.71 m²

Reduced headroom

19.67 ft²
1.83 m²



Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

