



15 St. Johns Road
Driffield, East Yorkshire YO25 6RL
Price £650,000

WP WOOLLEY
& PARKS

TRULY BEAUTIFUL HOME WITH AN IMPRESSIVE GARDEN IN A PRIME LOCATION 360° VIRTUAL TOUR AVAILABLE ONLINE ***

This incredible and truly individual home is simply stunning throughout. Boasting charming traditional features along side a modern bespoke finish to provide the perfect blend of old and new. Extensive and hugely versatile accommodation over two floors all naturally light and immaculately presented with stunning décor and quality fixtures in abundance. The property offers an inviting entrance hall, formal lounge, snug/play room, formal dining room, open plan dining kitchen, utility area, shower room and home office all to the ground floor with five spacious bedrooms, two en-suite shower rooms, family bathroom and w/c all to the first floor. Externally the property cant fail to impress, enjoying a large plot this home benefits from a stunning enclosed garden with outdoor kitchen, pizza oven, summerhouse and entertaining spaces throughout. Dual gravelled drive offers ample off street parking to the front plus single garage. Located in arguably one of the finest streets in Driffield this property offers amenities on the door step plus well regarded schools and transport links. Demand is sure to be high for this incredible home so early viewings are recommended.



Woolley & Parks

Entrance Hall 6'11" x 14'11" (2.12m x 4.56m)
Beautifully decorated and naturally light entrance hall with stunning patterned glass external door to front elevation complete with matching fan light, charming traditional coving and matching dado rail, period style central heating radiator, parquet flooring and straight flight staircase leading to first floor accommodation.

Lounge 14'0" x 17'8" (4.29m x 5.41m)
Beautifully presented formal lounge with double glazed sliding sash bay window to front elevation, ornate coving and charming décor throughout, Clearview Multi fuel stove set on a slate tiled hearth with painted surround creates a superb focal point to the room, bespoke built in log store, central heating radiator, internal double door access to play room and fitted carpets laid throughout.

Dining Room 13'10" x 17'11" (4.24m x 5.48m)
Impressive formal dining room with double glazed sliding sash windows to front elevation, feature open fire complete with decorative cast iron insert and stylish surround, charming features with ornate coving, matching dado rail décor and ceiling rose, central heating radiator and fitted carpets throughout.

Dining Kitchen 17'8" x 25'6" (5.41m x 7.79m)
Extensive open plan dining kitchen fitted with a comprehensive range of wall, base and drawer units in a high gloss finish with contrasting work surfaces and tiled splash backs, inset one and half bowl stainless steel sink unit with drainer and mixer tap over, matching breakfast bar return, space for range oven with further space and plumbing for free standing appliances plus integrated dishwasher, double glazed window to rear elevation, central heating radiator, inset LED spot lights and ceramic tiled flooring.

Utility Area
Continued ceramic tiled flooring, ample space and plumbing for free standing appliances, naturally light with double glazed windows to dual aspect plus sky lights, double glazed external door to side elevation with bespoke built in storage, stylish vertical radiator and inset LED spot lights.

Shower Room 8'11" x 5'1" (2.74m x 1.55m)
Fully tiled shower room comprising a modern white suite with low flush w/c, wall mounted hand wash basin and walk in shower with floor length glass screen, drench shower head and separate shower attachment, sky light window to ceiling with inset LED spot lights and chrome heated towel rail.

Snug/Play Room 13'7" x 15'0" (4.15m x 4.58m)
Hugely versatile reception room currently used as a snug/play room with unspoiled views over the rear garden from double glazed French doors to rear elevation, attractive décor and charming fitted coving, central heating radiator, double glazed sliding sash window to side elevation and fitted carpets.

Home Office 16'10" x 14'0" (5.14m x 4.29m)
A further hugely versatile reception room currently used as a home office with bespoke built in storage to one wall, naturally light with sash style window to front elevation and French doors to the rear, turn flight staircase leads to bedroom five with central heating radiator and fitted carpets.

First Floor Landing
Impressive split level landing with beautiful ornate coving, access to part boarded loft space, central heating radiator and fitted carpets.

Main Bedroom 14'0" x 15'0" (4.27m x 4.58m)
Generous sized main bedroom with twin double glazed sliding sash windows to front elevation, traditional style central heating radiator, superb tall ceilings complete with ornate coving and fitted carpets laid throughout.

En-Suite Shower Room 6'11" x 6'3" (2.13m x 1.93m)
Attractive three piece suite comprising wet walled shower cubicle with shower over, vanity style unit incorporating hand wash basin, low flush w/c and storage, double glazed sliding sash window to front elevation with stylish vertical radiator and tiled effect vinyl flooring.

Bedroom Two 13'10" x 14'11" (4.24m x 4.57m)
A further good sized double bedroom with twin sliding sash windows to front elevation, ornate coving, central heating radiator and fitted carpets.

Bedroom Three 13'6" x 9'6" (4.13m x 2.92m)
A further good sized double bedroom with sliding sash window to rear elevation, fitted coving, central heating radiator and carpets laid throughout.

Bedroom Four 9'2" x 9'5" (2.80m x 2.88m)
Spacious single bedroom currently used as a dressing room with double glazed sliding sash window to rear elevation, fitted coving, central heating radiator and fitted carpets.

Family Bathroom 9'10" x 5'1" (3.02m x 1.56m)
Fitted with an attractive two piece suite comprising 'p' shaped bath complete with mains powered shower and fitted screen plus pedestal wash basin, tiled splash backs, inset LED spot lights, heated towel rail and fitted carpets.

Separate W/C 5'1" x 5'1" (1.57m x 1.56m)
Fitted with a vanity style unit incorporating hand wash basin, built in storage and low flush w/c, sliding sash window to side elevation, wall mounted gas boiler, central heating radiator and tiled effect vinyl flooring.

Bedroom Five 11'10" x 14'1" (3.62m x 4.31m)
Generous double bedroom with double glazed windows to dual aspect, central heating radiator and fitted carpets.

En-Suite Shower Room 6'1" x 4'2" (1.86m x 1.29m)

Stylish fitted three piece suite comprising fully tiled shower cubicle with electric powered shower over, pedestal wash basin and low flush w/c, tiled splash backs, double glazed window to rear elevation, heated towel rail and vinyl flooring.

External
Extensive walled garden to the rear of the property having been mainly laid to lawn with mature and established beds and borders, paved patio areas throughout, vegetable garden and mature planted trees with garden store, log store and timber built summerhouse. The garden also enjoys an outdoor kitchen and entertaining space to enjoy all year round with timber built pergola, bespoke fitted work surfaces incorporating a Belfast sink plus pizza oven and power supply. Offering a fair degree of privacy throughout with gated side access and outside tap.

Garage and Parking
Brick built garage with up and over door to front elevation, power supply and light. The garage is accessed via gravelled drive offering ample off street parking to the side and front of the property.

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

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 area¹⁾

2491.62 ft²
231.48 m²

Reduced headroom

5.93 ft²
0.55 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.

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