



10 Blakedale Drive
Driffield, East Yorkshire YO25 6BD
Offers over £375,000

WP WOOLLEY
& PARKS

*** A BEAUTIFUL DETACHED HOME, IMMACULATELY PRESENTED INSIDE AND OUT, IN A TUCKED-AWAY LOCATION CLOSE TO AMENITIES *** 360° VIRTUAL TOUR AVAILABLE ONLINE ***

Blakedale Drive is a private cul-de-sac development situated off Beechwood Lane, and therefore very conveniently placed for access to the many amenities of Driffield's town centre. Completed as recently as 2020, with the balance of the developer's warranty remaining, this attractive detached home stands on a generous plot enjoying a favourable South-Westerly aspect to the rear. Built to a remarkably high specification and presented to an immaculate standard throughout, the accommodation briefly comprises Entrance Hall, Downstairs WC, spacious Lounge Diner, fitted home Office, Dining Kitchen and Utility Room to the ground floor, with Three Double Bedrooms, Two En-suite Shower Rooms and the House Bathroom to the first floor. Outside, a side driveway provides ample vehicle space approaching a Single Garage, with a planted frontage and beautifully landscaped garden to the rear. EARLY VIEWING IS STRONGLY ADVISED!



Entrance Hall

17'2" x 6'0" (5.23m x 1.83m)

A modern composite entrance door opens into a welcoming hallway, with fitted door matting and beautiful engineered oak flooring and zoned underfloor heating extending throughout the entire ground floor. The staircase rises to the first floor, with a useful storage cupboard below.

Downstairs WC

5'9" x 2'9" (1.75m x 0.84m)

A most useful convenience featuring a stylish white suite of WC and vanity hand basin with splash back tile and cabinet below. Extractor fan and engineered oak flooring.

Home Office

10'1" x 7'4" (3.07m x 2.24m)

A most useful and versatile additional reception room, presently fitted out as a home office space with desk, cabinets, drawers and wall units. With engineered oak flooring and a double glazed sash window to the front elevation.

Living/Dining Room

22'0" x 12'0" (6.71m x 3.66m)

A spacious main reception room enjoys plenty of natural light via double glazed windows to the front and side elevations, plus bi-folding doors opening to the rear garden. With TV/media points, ceiling coving and engineered oak flooring throughout.

Breakfast Kitchen

16'11" x 12'5" (5.16m x 3.78m)

A bright, airy and spacious Kitchen is comprehensively fitted with a stylish range of base, wall and drawer units in a pale grey Shaker finish, with oak effect worktops, breakfast bar and splash back, and a composite sink unit. Integrated appliances include twin electric ovens, induction hob with pendant extractor over, dishwasher, fridge freezer and wine chiller. With ambient lighting, engineered oak flooring and bi-fold doors opening to the rear garden.

Utility Room

7'0" x 5'11" (2.13m x 1.80m)

With fitted base units and worktop matching those of the Kitchen, stainless steel sink unit and recess space with plumbing for a freestanding washing machine. With extractor fan, composite exterior door to the side elevation, fitted door matting and engineered oak flooring.

First Floor Landing

16'8" x 6'0" widens (5.08m x 1.83m widens)

A pleasant landing enjoying natural light via a double glazed window to the front elevation, with radiator, fitted carpet, generous built-in airing cupboard and loft access hatch off.

Bedroom One

12'5" x 10'6" (3.78m x 3.20m)

A fabulous double room features a range of stylish fitted wardrobes, with ceiling coving, radiator, TV point, fitted carpet and a double glazed window to the rear elevation.

En-Suite

7'3" x 4'10" (2.21m x 1.47m)

Luxuriously appointed with a white suite comprising of a shower enclosure, vanity wash basin with cabinet below, and the WC. With attractive wall and floor tiling, chrome towel radiator, extractor fan, shaver point, mirrored vanity cabinet and a double glazed sash window.

Bedroom Two

10'7" x 9'4" (3.23m x 2.84m)

A double room with radiator, fitted carpet and a double glazed sash window to the rear elevation.

En-Suite

8'9" x 3'7" (2.67m x 1.09m)

Once again, stylishly fitted with a white suite comprising of a shower enclosure, vanity wash basin with cabinet below, and the WC. With attractive wall and floor tiling, chrome towel radiator, extractor fan, shaver point, mirrored vanity cabinet and a double glazed sash window.

Bedroom Three

11'11" x 8'2" (3.63m x 2.49m)

A comfortable double room with radiator, fitted carpet and a double glazed sash window to the front elevation.

House Bathroom

10'5" x 7'1" (3.18m x 2.16m)

A beautifully appointed facility features a stylish white suite comprising panelled bath with shower above and glass side screen, vanity wash basin with cabinet below, and the WC. With chrome towel radiator, extractor fan, shaver point, attractive wall and floor tiling and a double glazed sash window to the front elevation.

External

Boasting undeniable 'kerb appeal', the property stands back from the road, with a planted shrub border and block paved hard-standing adjoining the side driveway.

Garage

An attractive brick and tile constructed garage features an automatic sectional panel door from the driveway, personnel door at the side, electric lighting and power sockets.

Rear Garden

The rear garden is an excellent size, enjoying a sunny South-Westerly aspect and is set within a fenced perimeter affording a high degree of privacy. Attractive landscaping provides a paved patio terrace, shaped lawn with established planting borders, well stocked with a variety of shrubs and perennials, and a generous storage shed.

Tenure

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

Council Tax

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

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).

Measurements:

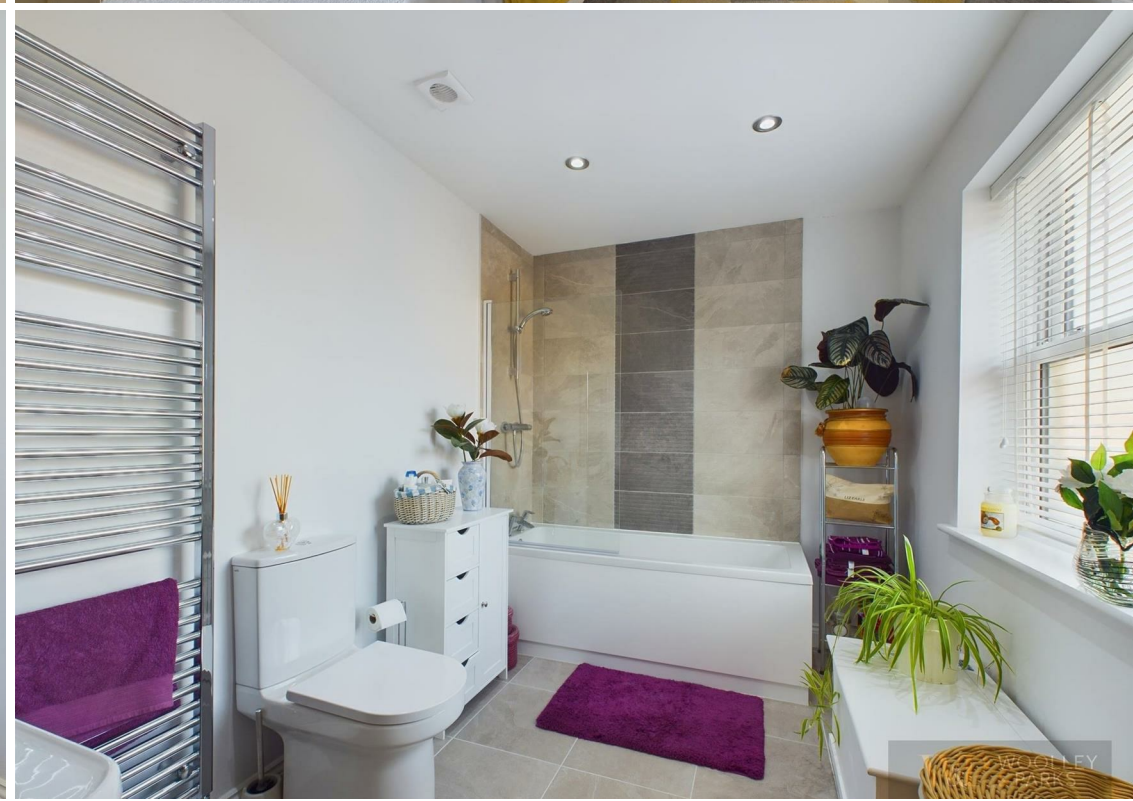
All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

Disclaimer:

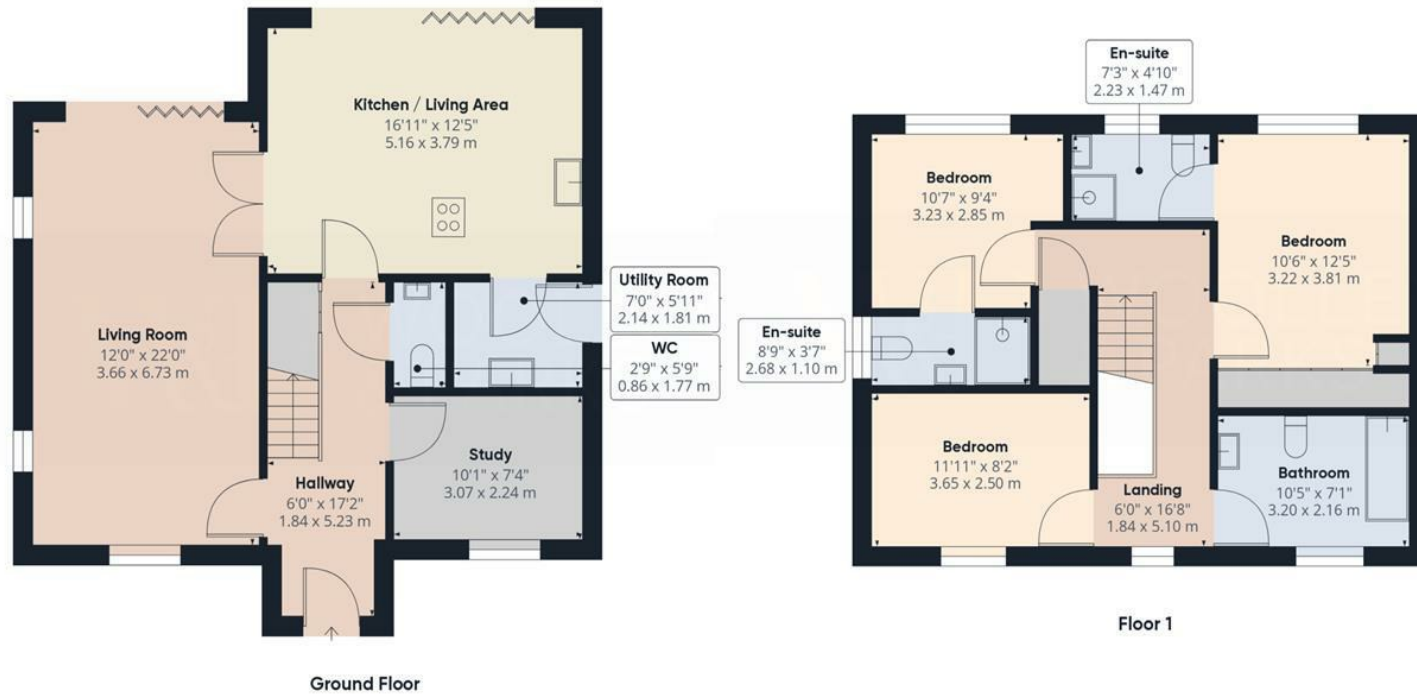
These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending 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.







Approximate total area⁽¹⁾

1325.68 ft²
123.16 m²

(1) Excluding balconies and terraces

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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