



**Glenville Lodge, 8 South Townside Road
North Frodingham, Driffield, East Yorkshire YO25 8LE**
Offers over £425,000

W&P WOOLLEY
& PARKS

A FABULOUS DETACHED HOME OFFERING IMMACULATELY PRESENTED ACCOMMODATION IN A PEACEFUL VILLAGE POSITION 360° VIRTUAL TOUR AVAILABLE ONLINE***

This remarkable detached property cannot fail to impress even the most discerning family-home seeker, offering a spacious and versatile arrangement of accommodation extending to in excess of 2000 SQFT, enjoying natural light in abundance and being immaculately presented throughout, briefly comprising Entrance Hall, Downstairs WC, Lounge, Dining Room, Day Room, Breakfast Kitchen and Utility Room to the ground floor, with FIVE generous Bedrooms, En-Suite to the Main Bedroom, and a house Bathroom to the first floor. Outside, the property enjoys a fabulous plot, with ample driveway space on approach to the attached Double Garage, and mature gardens to three sides. A viewing is essential to gain a true feel for the generous proportions and high quality of presentation, as well as the appealing nature of the plot and it's situation.



Entrance Hall

A modern composite entrance door, with double glazed panel detail, opens from an attractive open porch area into an inviting hallway, with ceiling coving, radiator and fitted carpet. The staircase rises to the first floor, with useful built-in storage cupboard below.

Downstairs WC

6'3" x 4'3" (1.91m x 1.30m)
A most useful, and stylishly presented facility, with a white suite comprising of a concealed flush WC and vanity hand basin with cabinet below. With attractive wall and floor tiling, towel radiator, extractor fan and backlit vanity mirror.

Lounge

18'5" x 11'2" (5.61m x 3.40m)
A very nicely proportioned reception room enjoys a dual aspect via double glazed windows to the front and side elevations, with double glazed doors opening to a terrace area. With ceiling coving, radiator, TV points and fitted carpet. A living flame gas fire, set within a cast iron fireplace with tiled hearth and timber mantelpiece surround, creates a beautiful focal point.

Day Room

14'1" x 7'9" (4.29m x 2.36m)
A versatile second reception room with ceiling coving, radiator, TV point, fitted carpet and a double glazed window to the front elevation. With integral access door to the Garage.

Dining Room

13'6" x 10'4" (4.11m x 3.15m)
Another generous and versatile reception room with ceiling coving, radiator, fitted carpet and double glazed doors opening to the rear garden.

Breakfast Kitchen

14'7" x 13'5" (4.45m x 4.09m)
Generously proportioned, with ample space to accommodate a central breakfast table and chairs, the Kitchen is comprehensively fitted with a modern range of base, wall and drawer units in a cream matte finish, with granite worktops, recessed stainless steel sink unit and splash back tiling. Integrated appliances include an electric double oven/grill, gas hob with stainless steel extractor cowl above, fridge, freezer and a dishwasher. With ambient lighting, ceiling coving, radiator, laminate flooring and double glazed windows to the side and rear elevations.

Utility Room

6'5" x 5'8" (1.96m x 1.73m)
With fitted base and wall units, wood-effect rolled edge worktop, stainless steel sink unit and splash back tiling. The gas central heating boiler is neatly housed with a cabinet, and there are recess spaces to accommodate freestanding washing machine and tumble dryer. With ceiling coving, laminate flooring, extractor fan, radiator and a double glazed panel door opening to the rear garden.

First Floor Landing

A wonderfully spacious landing features ceiling coving, radiator, fitted carpet, loft access hatch and a large built-in airing cupboard.

Principal Bedroom

15'1" x 11'2" (4.60m x 3.40m)
A fabulous double room enjoying a dual aspect via double glazed windows to the front and side elevations, with ceiling coving, fitted carpet, radiator and TV point.

En-suite

5'6" x 5'2" (1.68m x 1.57m)
A beautifully appointed facility features a modern white suite comprising of a corner shower enclosure with rainfall shower head and additional riser rail attachment, vanity wash basin with cabinet below and a WC. With stylish floor and wall tiling, ceiling coving, extractor fan, towel radiator, mirrored vanity cabinet, shaver point and a double glazed privacy window.

Bedroom Two

13'6" x 10'4" (4.11m x 3.15m)
Another excellent double room with ceiling coving, radiator, fitted carpet and a double glazed window to the rear elevation.

Bedroom Three

11'7" x 11'2" (3.53m x 3.40m)
Another attractively proportioned double room, enjoying a lovely dual aspect via double glazed windows to the rear and side elevations, with ceiling coving, radiator and fitted carpet.

Bedroom Four

12'5" x 8'6" (3.78m x 2.59m)
A double room with ceiling coving, radiator, fitted carpet and a double glazed window to the front elevation enjoying a pleasant outlook.

Bedroom Five

11'11" x 9'1" (3.63m x 2.77m)
Also a good double room, with ceiling coving, radiator, fitted carpet and a double glazed window to the front elevation.

Bathroom

9'7" x 5'8" (2.92m x 1.73m)
Luxuriously appointed with a modern white suite comprising of a panelled shower bath with rainfall shower head, additional riser rail attachment and a glass side screen, vanity wash basin with cabinet below, and a WC. With attractive wall and floor tiling, ceiling coving, extractor fan, towel radiator, mirrored vanity cabinet, shaver point and a double glazed privacy window.

External

The property is approached via double gated access onto a generous block paved driveway, providing ample vehicle space in front of the Garage, with a pathway leading to the front door and further gated pedestrian access at the side, accessing the rear garden.

Attached Double Garage

17'8" x 17'8" (5.38m x 5.38m)
The garage features an automatic roller door from the driveway, with a uPVC double glazed panel door to the rear and a double glazed window alongside. With electric lighting and multiple power sockets, and drop-down ladder access to a generous boarded loft space.

Gardens

The property occupies a most appealing garden plot, with the

gardens wrapping around three sides of the house. The front garden adds to the fabulous 'kerb appeal', being lawned with established planting borders and mature shrubbery. The lawn continues to the side of the house, where patio doors open from the Lounge to a paved seating terrace enjoying a westerly aspect. At the rear of the house, the garden has been divided to provide added security for children and pets, with a low fence and hand gate. Here there is a further paved terrace area, with mature shrubs and trees along the boundary providing a privacy screen. A further fence and hand gate separates a vegetable plot, with greenhouse and storage shed.

Services

We understand that the property is connected to all mains services.

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 - E.

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.







Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

2058.73 ft²

191.26 m²

Reduced headroom

4.28 ft²

0.40 m²

(1) 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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Least	Very environmentally friendly - lower CO ₂ emissions	Least
92-100 (A)		10-15 (A)	
82-91 (B)		16-20 (B)	
70-81 (C)	70	21-25 (C)	
55-69 (D)		26-30 (D)	
45-54 (E)		31-35 (E)	
35-44 (F)		36-40 (F)	
2-34 (G)		41-45 (G)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC