



4 St. Andrews Walk
Foston-On-The-Wolds, Driffield, East Yorkshire YO25 8FJ
Offers in the region of £545,000

WP WOOLLEY
& PARKS

*** A MOST ATTRACTIVE DETACHED FAMILY HOME IN AN IDYLIC VILLAGE SETTING ENJOYING PICTURESQUE WOLDS VIEWS *** 360° VIRTUAL TOUR AVAILABLE ONLINE ***

Set within this exclusive cul-de-sac development comprising just five individually designed homes by the renowned local developer, John Duggleby Homes Ltd, 'The Cottage' is a truly remarkable detached residence that is sure to meet the requirements of the family-home seeker! The accommodation is finished to a fabulously high standard, extending to almost 2000 SQFT and briefly comprises Entrance Hall, Cloaks/WC, Living Room with superb Conservatory extension, Dining Room, Home Office/Snug, High Specification Breakfast Kitchen and Utility Room to the ground floor, with FIVE DOUBLE BEDROOMS, En-Suite Shower Room and House Bathroom to the first floor. Outside, there is ample vehicle space on the driveway approaching a double garage, with attractively landscaped gardens to the front and rear. A viewing is ESSENTIAL in order to gain a true appreciation for the space and quality of the home, and it's enviable setting.



Entrance Hall 14'5" x 11'2" (4.39m x 3.40m)

A beautiful oak-effect composite door, with double glazed panelling to either side, opens to a wonderfully light and inviting hallway, with its central staircase rising off. The limestone floor tiles are a delightful update, extending into the study, cloakroom and kitchen, with the underfloor heating adding a real sense of luxury. With ceiling coving and a useful storage cupboard built-in beneath the staircase. Oak internal doors, consistent throughout the home, lead off.

Downstairs WC 8'7" x 3'9" (2.62m x 1.14m)

A welcome convenience, and essential asset in a family home, with a modern white suite of WC and wall-hung hand basin with integrated cabinet and tiled splash back. With ceiling coving, limestone flooring and a double glazed window.

Study 10'4" x 8'8" (3.15m x 2.64m)

Another increasingly essential commodity - the ideal space from which to work at home; presently fitted out as such, with an oak corner desk, drawer, cabinet and matching wall cabinets. Limestone flooring, ceiling coving, media points and a double glazed window to the front elevation.

Dining Room 11'8" x 10'8" (3.56m x 3.25m)

A versatile second reception room, with ceiling coving, limestone flooring, TV point and a double glazed window to the front elevation.

Living Room 16'2" x 13'6" (4.93m x 4.11m)

A comfortable main reception room with ceiling coving, fitted carpet, TV/media points, double glazed window and double glazed doors opening through to the Conservatory. A log burning stove, set upon a York stone hearth within a chimney breast niche, provides a most appealing focal point.

Conservatory 16'1" x 12'3" (4.90m x 3.73m)

A truly wonderful addition to the living space, this apex-roof style Conservatory provides panoramic views over the rear garden, with double doors opening to a paved terrace, double glazed windows and self-cleaning glass roof panels. A comfortable space that can be enjoyed all year round, with an air conditioning unit, fitted carpet and TV point.

Breakfast Kitchen 15'10" x 11'8" (4.83m x 3.56m)

Attractively styled and comprehensively fitted with a modern range of base, wall and drawer units, plus central island/breakfast bar, with white granite style work surfaces, inset sink unit and splash back tiling. High specification integrated appliances include NEFF electric double oven/grill, NEFF Microwave, NEFF induction hob with stainless steel extractor hood above, and a NEFF dishwasher. With limestone floor tiling, ceiling coving, integrated ceiling speakers, ambient work top lighting, double glazed window to the rear elevation and double doors opening to the garden.

Utility 11'7" x 5'5" (3.53m x 1.65m)

Fitted with a matching range of base and wall units, inset one and a half bowl stainless steel sink with mixer tap, limestone tiled floor, plumbing for automatic washing machine, cupboard housing the controls for the underfloor heating, extractor fan and side entrance door.

First Floor Landing

With ceiling coving, fitted carpet, radiator, built-in airing cupboard and a loft access hatch.

Main Bedroom 14'7" x 12'9" (4.45m x 3.89m)

A particularly generous double room, with ceiling coving, fitted carpet, radiator, TV/media points, integrated ceiling speakers and a double glazed window to the front elevation offering delightful views.

En-Suite

6'8" x 5'1" plus shower recess (2.03m x 1.55m plus shower recess) A recently updated, and very smartly appointed facility featuring a shower enclosure with rainfall head, vanity wash basin with cabinet below, and the WC. With attractive wall and floor tiling, chrome towel radiator, extractor fan and a double glazed window.

Bedroom Two 12'4" x 10'7" (3.76m x 3.23m)

Another generous double room, again enjoying far-reaching countryside views from a double glazed window to the front elevation. With ceiling coving, fitted carpet, radiator and TV/media points.

Bedroom Three 12'3" x 10'2" (3.73m x 3.10m)

An excellent double room, with ceiling coving, fitted carpet, radiator, TV/media points and a double glazed window to the rear elevation.

Bedroom Four 10'2" x 9'6" (3.10m x 2.90m)

Also a very comfortable double room, with ceiling coving, fitted carpet, radiator, TV/media points and a double glazed window to the rear elevation.

Bedroom Five 13'6" x 9'8" (4.11m x 2.95m)

Another double room, again with ceiling coving, fitted carpet, radiator, TV/media points and a double glazed window to the rear elevation.

Bathroom 9'1" x 6'10" (2.77m x 2.08m)

Beautifully styled and appointed, with a modern white suite comprising of a large bathtub, separate corner shower enclosure, pedestal wash basin with beech wood plinth detail and chrome towel rail, and the WC. With neutral floor and wall tiling, contrasting tiling to shower and wash basin, ceiling coving, chrome towel radiator, extractor fan, shaver point, integrated ceiling speaker and a double glazed window.

External

The property stands in a delightful courtyard setting, approached over a tarmac driveway providing ample vehicle space in front of the Garage. An open lawn extends in front of the house, with planted shrub borders and a block paved pathway leading to the front door.

Garage 18'7" x 15'4" (5.66m x 4.67m)

With automatic roller door from the driveway, personnel door from the garden, electric lighting, power sockets and the oil fired central heating boiler.

Rear Garden

The rear garden is attractively landscaped and beautifully maintained, providing generous expanse of lawn with retained planting borders and paved seating terraces. A fenced off area neatly hides the oil tank and doubles as a bin store, with fencing marking the perimeter, affording an excellent degree of privacy.

Services

Mains water and electricity are connected to the property. Drainage is to a private system.

Central Heating

Oil fired central heating boiler serving individually zoned underfloor heating to the ground floor and radiators to the first floor.

Double Glazing

The property benefits from replacement uPVC double glazing throughout (FENSA Certified March 2022).

Entertainment System

The property benefits from an extensive integrated communication and entertainment system which includes a range of computer terminals to principle rooms, telephone points and audio systems with ceiling mounted room speakers in the kitchen, master bedroom and family bathroom. Surround wiring has also been integrated into the living room.

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 - F.

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⁾

2267.99 ft²
210.7 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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