



**5 Willbrook Close**  
**Cranswick, Driffield, East Yorkshire YO25 9FS**  
**£495,000**

**WP** WOOLLEY  
& PARKS



\*\*\* UNEXPECTEDLY BACK ON THE MARKET \*\*\*

A VERSATILE AND IMMACULATELY PRESENTED DETACHED FAMILY HOME IN AN EXCLUSIVE DEVELOPMENT, JUST OFF THE GREEN, IN THE SOUGHT AFTER VILLAGE OF CRANSWICK \*\*\* 360° VIRTUAL TOUR AVAILABLE ONLINE \*\*\*

HURRY TO VIEW this TRULY REMARKABLE detached home, nestled in an enviable position within an EXCLUSIVE development, just off The Green in the picturesque village of Cranswick - conveniently positioned between the market towns of Beverley and Driffield. Completed in 2021 by a renowned local builder, Willbrook Close is a select development of just five properties, built to exacting specifications that cannot fail to impress!

Offering a beautifully presented arrangement of accommodation, approaching 1700 SQFT, the versatile layout briefly comprises Entrance Hall, Lounge and Stunning Dining Kitchen, Utility Room, Downstairs WC and Guest Bedroom with En-suite to the Ground Floor, with two further spacious Bedrooms and a luxurious House Bathroom upstairs. Outside, a generous forecourt provides ample space for multiple vehicles, with a detached Double Garage which has been divided to provide a Home Office space, and a superbly landscaped rear garden enjoying a SOUTH FACING aspect.



**Entrance Hall** 12'10" x 7'0" (3.91m x 2.13m)

A modern composite entrance door, with double glazed panel detail, opens from a recessed porch into a welcoming hallway, with engineered light oak flooring, radiator and turning staircase leading off. Oak internal doors with chrome lever handles, consistent throughout the home, lead off.

**Lounge** 15'10" x 14'0" (4.83m x 4.27m)

A nicely proportioned, bright and airy reception room positioned at the rear of the house, with bi-folding doors opening to the patio terrace which spans the width of the building. With engineered light oak flooring, radiator, TV/media points and a double glazed window to the side elevation.

**Dining Kitchen** 22'0" x 14'0" (6.71m x 4.27m)

A wonderfully social space, again positioned at the rear of the home, benefitting from the southerly aspect with double glazed windows and bi-folding doors onto the patio terrace. The kitchen is comprehensively fitted with a stylish range of base, wall and drawer units, including an island with breakfast bar, in a two-tone Shaker finish with beautiful silestone quartz worktops, matching upstands and a recessed sink unit to the island. A range of high specification integrated appliances include twin electric ovens, induction hob with stainless steel extractor cowl above, fridge freezer and dishwasher. With ambient counter top lighting, engineered light oak flooring and radiator.

**Laundry Room** 8'7" x 7'11" (2.62m x 2.41m)

With fitted base and wall units, granite effect rolled edge worktop, composite sink unit and plumbed recess space to accommodate freestanding white goods. Larder cabinet housing the gas combination boiler, radiator, extractor fan, engineered light oak flooring and a double glazed panel door opening to the side elevation.

**Downstairs WC** 8'7" x 3'4" (2.62m x 1.02m)

A most useful convenience features a white suite of WC and pedestal wash basin with marble finish splash back. Engineered light oak flooring, radiator, extractor fan and a double glazed window.

**Guest Bedroom** 11'8" x 11'6" (3.56m x 3.51m)

A spacious double bedroom to the ground floor, with engineered light oak flooring, radiator, TV/media points and a double glazed window to the front elevation.

**En-suite** 7'10" x 3'9" (2.39m x 1.14m)

A beautifully appointed facility features a walk-in shower

enclosure with rainfall shower and adjustable riser rail attachment, hand basin with cabinet below and the WC, with attractive marble finish floor and wall tiling, mirrored vanity cabinet, chrome towel radiator, extractor fan and a double glazed window.

**First Floor Landing** 11'11" x 4'2" (3.63m x 1.27m)

A Velux roof light over the staircase casts natural light onto the landing, with radiator, loft access hatch, luxurious deep-pile fitted carpet and access into a useful walk-in wardrobe/store.

**Main Bedroom** 17'5" x 14'10" (5.31m x 4.52m)

A most impressive principal Bedroom with radiator, TV/media points, luxurious deep-pile fitted carpet and a double glazed window to the rear elevation.

**Bedroom Two** 17'5" x 10'8" max (5.31m x 3.25m max)

Also a fabulous double room, with radiator, TV/media points, luxurious deep-pile fitted carpet and a double glazed window to the rear elevation.

**Bathroom** 11'10" x 7'7" (3.61m x 2.31m)

A magnificent, luxuriously appointed Bathroom features a white suite comprising of a freestanding bath tub with handheld shower attachment, separate shower enclosure with rainfall shower and adjustable riser rail attachment, wall mounted wash basin with drawers below, and the WC. With beautiful marble finish wall and floor tiling, mirrored vanity cabinet, chrome towel radiator, additional radiator, extractor fan and a double glazed window.

**External**

The property is approached over a generous gravelled forecourt providing ample space for several vehicles, with exterior lighting and gated access at either side of the house, leading around to the gardens.

**Detached Garage/Office** 18'3" x 18'0" (5.56m x 5.49m)

Standing side-on to the house, the detached garage has been divided across its width to create a very comfortable home office space to the rear. The Garage area retains an automated sectional up and over door, with an integral door into the office. A personnel door on the side of the garage give independent access to the office from the side garden. With electric lighting and power sockets, and a double glazed window to the rear elevation.

**Gardens**

The main area of garden enjoys a south facing aspect,

wrapping around to the Western elevation. The current owners have created a beautifully landscaped outdoor space that is perfectly suited to entertaining, with a generous patio in Indian sandstone extending across the width of the house, and a further dining area set within a screened surround. Predominantly lawned with retained planting borders and laurel hedging against the fenced perimeter.

**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.



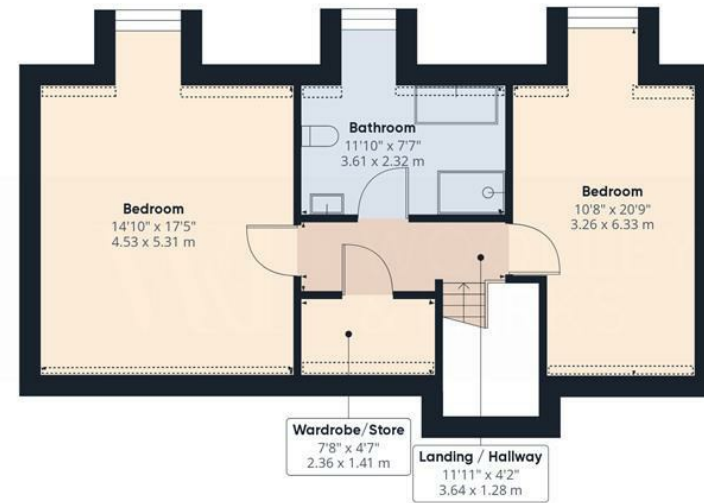








Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>1)</sup>

1609.54 ft<sup>2</sup>  
149.53 m<sup>2</sup>

Reduced headroom

47.36 ft<sup>2</sup>  
4.4 m<sup>2</sup>

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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