



27 Station Road
Cranswick, Driffield, East Yorkshire YO25 9QZ
Offers in the region of £695,000

WP WOOLLEY
& PARKS

*** A SIMPLY MAGNIFICENT DETACHED TRUE BUNGALOW OFFERED FRESH FROM A COMPREHENSIVE PROGRAMME OF EXTENSION AND REFURBISHMENT THAT MAKES THIS PRACTICALLY A NEW HOME (WITH A NUMBER OF ASSOCIATED WARRANTIES) *** 360° VIRTUAL TOUR AVAILABLE ONLINE ***

This truly unique and individual family home simply **MUST BE VIEWED** in order to gain an appreciation for the space and quality of accommodation on offer! Having undergone a carefully planned and meticulously executed programme of redevelopment by the current owner, this remarkable 'Smart Home' offers **OPEN PLAN LIVING**, finished to the highest specification, with four double Bedrooms including a fabulous Principal with custom built walk-in wardrobe and large En-suite, set upon a generous garden plot extending to a little over 2/3rds of an acre. The property offers generous vehicle space on a gravelled forecourt and side driveway, with a range of detached outbuildings including garage, tool store, gardeners outhouse and a workshop.



Entrance Hall 23'9" x 5'8" (7.24m x 1.73m)
A modern composite door, with double glazed panel detail, opens to a bright and welcoming hallway, which is largely open plan to the main living space. With oak finish laminate flooring, digital thermostat, wall light points, loft access hatch and a built-in storage cupboard.

Lounge Area 15'8" x 12'9" (4.78m x 3.89m)
A comfortable 'snug' area with custom built feature media wall and fitted shelving, oak finish flooring, digital thermostat and a double glazed bay window, with integrated window blinds, to the front elevation.

Kitchen/Dining/Day Room 39'1" x 20'7" (11.91m x 6.27m)
The open plan living continues right through into a generous Dining/Day Room with it's impressive vaulted ceiling, Velux rooflights, ceiling fan and underfloor heating. Bi-folding doors extend across the width of the rear elevation, opening onto a generous paved entertaining terrace. A wonderful log burning stove adds an alternative heat source and a lovely focal point. With TV/media points, wall lighting and oak finish flooring.

The Kitchen space provides a comprehensive fitment of base, wall and drawer units, plus an extensive breakfast bar island with beautiful quartz worktops, recessed sink unit and patterned splash back tiling. Integrated appliances include an electric oven and microwave, gas hob with angled extractor hood, and a dishwasher, with recess space to accommodate a larder style fridge freezer.

Utility Room 9'9" x 8'1" (2.97m x 2.46m)
With fitted base, wall and larder units, fitted worktop and stainless steel sink. Plumbing for freestanding washing machine, built-in housing for the large 300L hot water boiler, laminate flooring and uPVC panel door opening to the side elevation.

Bedroom 12'8" x 11'9" (3.86m x 3.58m)
A bright and airy double room with a walk-in double glazed bay window to the front elevation, fitted window blinds, digital thermostat and fitted carpet.

Bedroom 13'11" x 10'8" (4.24m x 3.25m)
A very comfortable double room with fitted carpet, digital thermostat and a double glazed window to the side elevation.

Bedroom 14'0" x 8'6" (4.27m x 2.59m)
Another good double room, again with a double glazed window to the side elevation, fitted carpet and digital thermostat.

Inner Hallway 10'5" x 3'2" (3.18m x 0.97m)
Giving access to the house Bathroom and Principal bedroom, with oak finish laminate flooring and natural light tube.

House Bathroom 9'7" x 6'0" (2.92m x 1.83m)
A luxuriously appointed, fully tiled 'Wetroom', featuring a freestanding bathtub, wall mounted wash basin with drawers below and backlit anti-fog vanity mirror over, WC with concealed cistern and a generous shower area with rainfall head, spa jets, additional riser rail attachment and a glass partition screen. With chrome towel radiator, extractor fan and shaver/toothbrush charge point.

Principal Bedroom 16'1" x 12'2" (4.90m x 3.71m)
A most impressive room with its high vaulted ceiling and double glazed French doors, with integrated blinds, opening to the rear gardens. With fitted carpet, digital thermostat, TV/media points and a custom-built walk-in wardrobe (6'0" x 5'6").

En-Suite 9'9" x 6'0" (2.97m x 1.83m)
A luxuriously appointed, fully tiled 'Wetroom', featuring wall mounted twin wash basins with drawers below and backlit anti-fog vanity mirror over, WC with concealed cistern and a generous shower area with rainfall head, spa jets, additional riser rail attachment and a glass partition screen. With chrome towel radiator and extractor fan.

External
The property boasts a wealth of 'kerb appeal', with 'in and out' access onto a generous gravelled frontage and attractive landscaping. A block paved driveway approaches the garage, with the gravelled forecourt extending to the opposite side of the property, beyond a five-bar gate.

Garage 19'7" x 9'0" (5.97m x 2.74m)
A generous detached garage with up and over door from the driveway, personnel door to the side, and electric power supplied.

Workshop And Outbuildings 18'2" x 8'11" (5.54m x 2.72m)
Additional outbuildings include a generous detached workshop, separate garden tool store and a gardeners WC.

Gardens
Immediately to the rear of the bungalow, an extensive Indian sandstone patio terrace provides a wonderful entertaining space spanning the width of the property, with a further decked terrace to one side. Attractively planted beds, shrubbery and mature trees provide a natural divide

to the remainder of the garden, which is predominantly lawned and set within an evergreen hedged perimeter. There are a number of evergreen and deciduous trees, and a range of planted shrubs and perennials, as well as a large man-made pond. At the far end of the garden is a former stable block and terrace.

Services
The property is understood to be safely connected (underground) to mains electricity, water and drainage. The property is heated via an innovative electric radiant infrared system.

Tenure
The property is understood to be Freehold.

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.





W&P WOOLLEY
& PARKS





Approximate total area⁽¹⁾

2135.52 ft²
198.4 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.

GIRAFFE360

Ground Floor Building 1

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Least	Very low greenhouse gas emissions - lower CO ₂ emissions	Least
92-100 A		10-15 A	
82-91 B		16-20 B	
69-81 C		21-25 C	
55-68 D		26-30 D	
40-54 E		31-35 E	
21-39 F		36-40 F	
1-20 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