



8 Horner Garth
Driffield, East Yorkshire YO25 5DQ
Price £325,000

WP WOOLLEY
& PARKS

SIMPLY STUNNING FAMILY HOME ENJOYING A GENEROUS PLOT 360° VIRTUAL TOUR AVAILABLE ONLINE***

This extremely well presented four bedroom detached home constructed in 2021 by Bellway Homes presents the opportunity for a would be purchaser to acquire a 'move in' ready family home boasting an impressive sized plot and single garage. Immaculately presented with a beautiful modern decor and quality fixtures in abundance. The well proportioned accommodation comprises; an inviting entrance hall, W/C, formal lounge, separate sitting room, utility and an open plan living/dining/kitchen that won't disappoint all to the ground floor with main bedroom, stylish en-suite, three further double bedrooms and family bathroom all to the first floor. Externally the property benefits from a well kept garden to the rear that has been enhanced by the current owners with single detached garage and generous sized drive providing ample off street parking. Located within a desirable setting within the vibrant market town of Driffield offering a variety of amenities, well regarded schools and transport links all to hand. Competitively priced this family home is an absolute must see.



Entrance Hall 15'0" x 6'5" (4.59m x 1.98m)
Warm and inviting entrance hall with stylish composite door to front elevation, straight flight staircase leads to first floor accommodation with central heating radiator and fitted carpets.

Cloakroom/W/C 4'10" x 2'10" (1.48m x 0.87m)
Attractive two piece suite comprising low flush w/c and pedestal hand wash basin, partially tiled walls, inset LED spot lighting, central heating radiator and wood effect flooring.

Lounge 17'3" x 11'3" (5.26m x 3.43m)
Spacious lounge with double glazed window to front elevation, stylish decor throughout, central heating radiator and fitted carpets throughout.

Sitting Room 9'2" x 6'11" (2.80m x 2.12m)
Hugely versatile reception room currently used as a separate sitting room with double glazed window to front elevation, central heating radiator and fitted carpets.

Open Plan Dining Kitchen 10'11" x 25'10" (3.34m x 7.89m)
Impressive open plan living/dining/kitchen fitted with a comprehensive range of wall, base and drawer units with contrasting roll top work surfaces, matching splash backs and brushed chrome handles, inset one and a half bowl stainless steel sink unit with drainer and mixer tap over, integrated appliances with double oven, four ring gas hob and fitted extractor hood plus dishwasher, fridge and freezer, ample space for dining and seating areas with inset LED spot lighting throughout, double glazed window and French doors to rear elevation with attractive flooring and central heating radiator.

Utility Room 5'2" x 6'10" (1.58m x 2.09m)
Fitted with a matching range of wall and base units, inset single bowl stainless steel sink unit with drainer and mixer tap over, wall mounted gas boiler, ample space and plumbing for free standing appliances, composite door to side elevation and central heating radiator.

First Floor Landing 7'2" x 7'2" (2.19m x 2.20m)

Spacious landing with access to loft space, built in storage cupboard and fitted carpets.

Main Bedroom 12'4" x 11'2" (3.77m x 3.41m)
Beautifully presented main bedroom with double glazed window to front elevation boasting open field and wolds views, central heating radiator and fitted carpets.

En-Suite Shower Room 3'11" x 8'1" (1.21m x 2.47m)
Stylish en-suite comprising a modern three piece suite with fully tiled double length shower cubicle complete with mains powered shower over, wall mounted wash basin and low flush w/c, partially tiled walls, inset LED spot lights, central heating radiator and vinyl flooring.

Bedroom Two 12'5" x 10'3" (3.80m x 3.13m)
A further good sized double bedroom with double glazed windows to front elevation boasting open field and wolds views, built in storage cupboard, central heating radiator and fitted carpets.

Bedroom Three 10'8" x 9'6" (3.27m x 2.91m)
A further good sized double bedroom with double glazed window to rear elevation, central heating radiator and fitted carpets.

Bedroom Four 10'0" x 8'3" (3.05m x 2.52m)
Fourth spacious bedroom with double glazed window to rear elevation, central heating radiator and fitted carpets.

Family Bathroom 5'6" x 7'2" (1.70m x 2.20m)
Modern fitted bathroom comprising panelled bath with mains powered shower over, wall mounted wash basin and low flush w/c, partially tiled walls, double glazed window to rear elevation, central heating radiator, inset LED spot lights and vinyl flooring.

External
This property enjoys an impressive south facing garden to the rear with a manicured lawn, attractive gravelled borders, mature and well stocked borders, fruit trees and raised bed with large paved patio area, timber fenced surround, outside tap and gated side access.

Single Garage and Drive
Brick built single garage with up and over door to front elevation and personal door to the side plus power supply and light. The garage is accessed via a private block drive providing ample off street parking.

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

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

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.

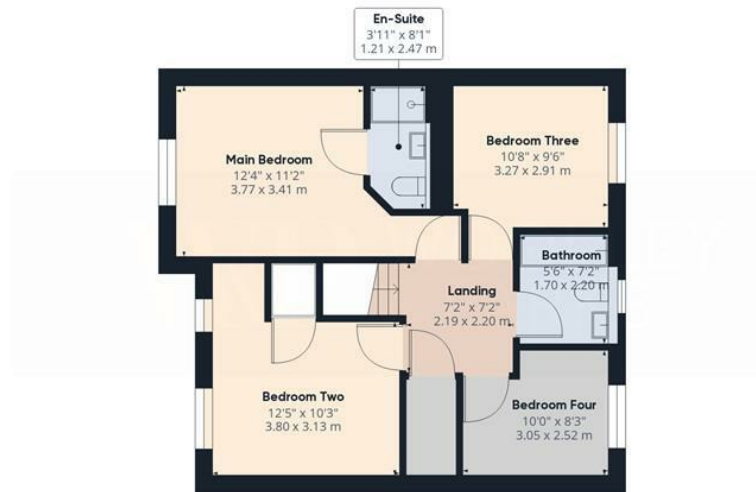
Virtual Viewing/Videos
A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1337.36 ft²
124.24 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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