



30 Nalton Drive
Driffield, East Yorkshire YO25 5GE
Price £200,000

WP WOOLLEY
& PARKS

*** AN ATTRACTIVE 'NEARLY NEW' SEMI DETACHED HOME IN A HIGHLY REGARDED DEVELOPMENT BY BARRATT HOMES *** 360° VIRTUAL TOUR AVAILABLE ONLINE ***

Built as recently as 2020, with the balance of the NHBC builders warranty remaining, this appealing semi-detached home is ideal for the first time buyer, investor or down-sizer, offering a range of smartly presented accommodation in a sought after location. Briefly comprising Entrance Hall, Downstairs WC, spacious Living Room and Dining Kitchen to the ground floor, with three Bedrooms and the house Bathroom upstairs. There is allocated parking for two cars in front of the house, and a nicely landscaped garden with storage shed to the rear. Early viewing is highly recommended!



Entrance Hall 6'8"max x 3'6" (2.03mmax x 1.07m)
A modern composite entrance door, with double glazed panel detail, opens to a hallway with fitted door matting and radiator.

Downstairs WC 6'3" x 2'9" (1.91m x 0.84m)
A most useful convenience features a white suite of WC and pedestal hand basin with tiled splash back, radiator, extractor fan and vinyl flooring.

Lounge 14'5" x 12'0" (4.39m x 3.66m)
A generously proportioned reception room with radiator, fitted carpet, TV/media points, double glazed window to the front elevation and the staircase leading off with built-in storage cupboard below.

Dining Kitchen 14'11" x 8'9" (4.55m x 2.67m)
With space to accommodate a dining area, the kitchen is comprehensively fitted with a range of base, wall and drawer units in a stylish high-gloss laminate finish, with wood-block effect rolled edge worktops, matching upstands and a stainless steel sink unit. Integrated appliances include an electric oven, gas hob with glass splash back and stainless steel extractor cowl over, dishwasher, washing machine and fridge freezer. The gas central heating boiler is neatly housed within a wall cabinet. With laminate flooring, radiator, double glazed window to the rear elevation and double glazed doors opening to the rear garden.

First Floor Landing
With radiator, fitted carpet and loft access hatch.

Bedroom One 12'1" x 8'0" (3.68m x 2.44m)
A comfortable double room with radiator, fitted carpet and a double glazed window to the rear elevation.

Bedroom Two 11'1" x 8'0" (3.38m x 2.44m)

Also a good double room, with radiator, fitted carpet and a double glazed window to the front elevation.

Bedroom Three 8'8" x 6'6" (2.64m x 1.98m)
A nicely proportioned single room with radiator, fitted carpet and a double glazed window to the rear elevation.

Bathroom 9'5" x 6'7" (2.87m x 2.01m)
Smartly appointed with a modern white suite comprising of a panelled bath with shower over and glass side screen, pedestal wash basin and a WC, with attractive wall tiles, radiator, shaver point, extractor fan, built-in storage cupboard and a double glazed window.

External
There are two private parking bays directly in front of the property, with a gated passageway giving access to the rear garden.

Rear Garden
The rear garden has been landscaped to provide a gravelled terrace space with steps up to a retained lawn and useful storage shed, set within a 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 - B.

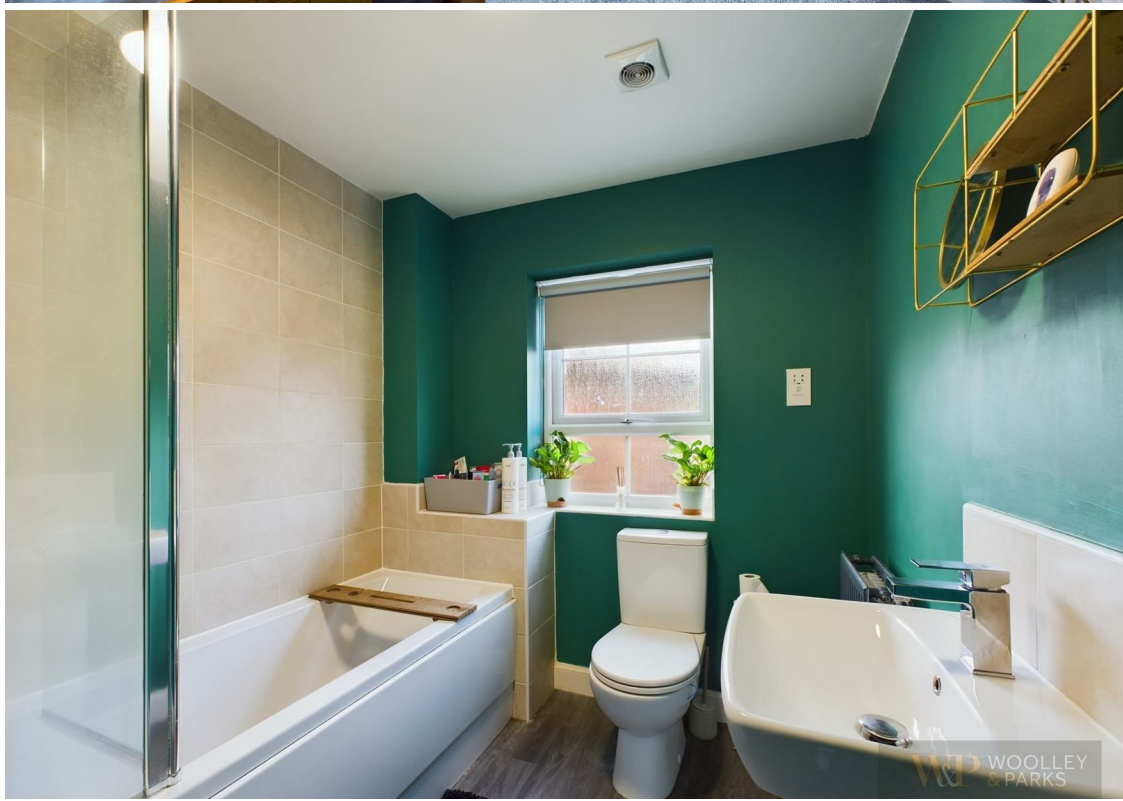
Virtual Viewing/Videos
A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the

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).

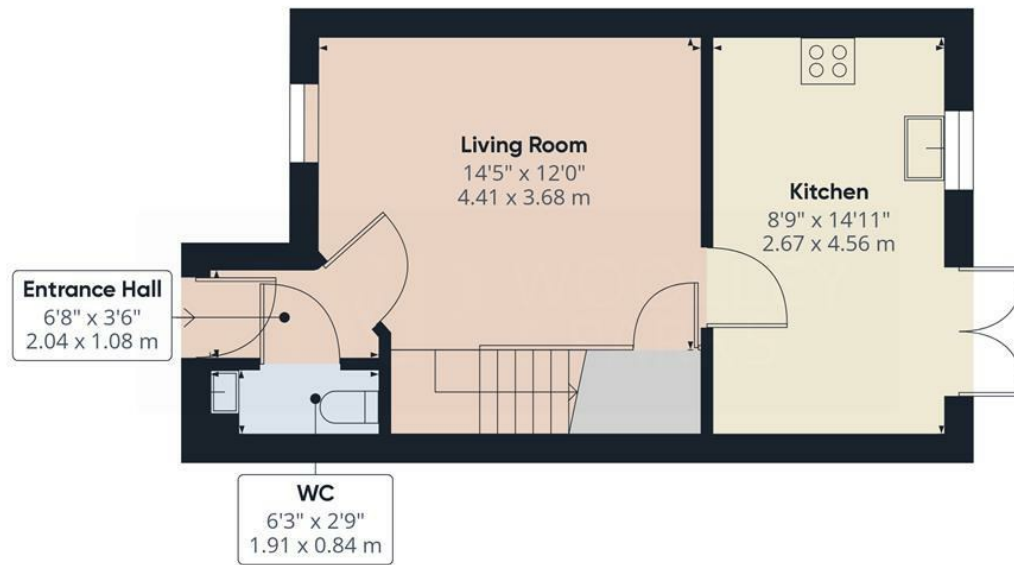
Measurements:
All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

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.

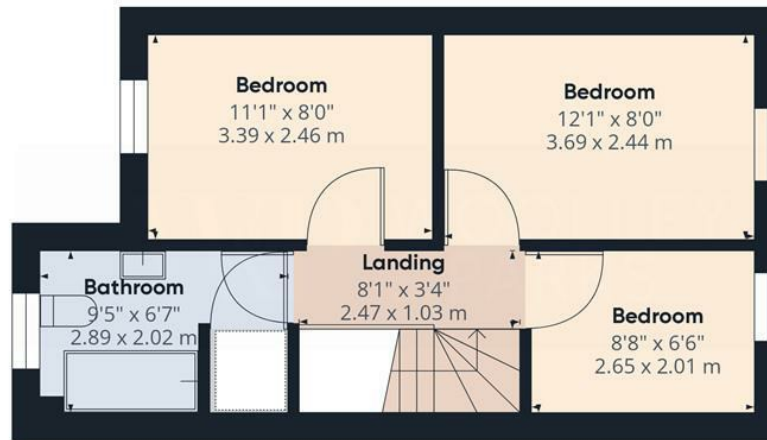
Draft Details:
To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.







Ground Floor



Floor 1

Approximate total area¹⁰

708.9 ft²
65.86 m²

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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