



14 Cherry Drive
Nafferton, Driffield, East Yorkshire YO25 4LY
Offers over £170,000

W&P WOOLLEY
& PARKS

BEAUTIFULLY PRESENTED SEMI DETACHED BUNGALOW 360° VIRTUAL TOUR AVAILABLE ONLINE ***

This superb semi detached bungalow has been simply transformed throughout to provide a generous open and naturally light property that would suit any buyer. Having been hugely updated and modernized by the current owner to provide entrance hall, quality fitted kitchen, spacious lounge/dining room, two good sized double bedroom and contemporary fitted shower room. Externally this home has not been forgotten with delightful gardens to both front and rear, extended single garage to allow for vehicle access and private gated drive that in turn also offers ample off street parking. Attractive plot set within the sought after village of Nafferton with plenty of local amenities to hand including general store, post office, public houses, well regarded primary school and transport links to neighbouring Driffield and Beverley via road, rail and bus. With the added benefit of no onward chain and offered at a price to sell this home has to be viewed.



Entrance Hall

Light and inviting entrance hall having been opened up by the current owner to allow plenty of natural light into the property with extended upvc double glazed door to side elevation, solid oak laid flooring throughout with central heating radiator and attractive coving to ceiling.

Kitchen 7'10" x 9'8" (2.39m x 2.95m)

Quality fitted kitchen offering a comprehensive range of hard wood wall, base and drawer units in a country cream finish with contrasting roll top work surfaces and tiled splash backs, integral appliances with fridge, washing machine, double oven, four ring gas hob and fitted extractor hood plus, ceramic single bowl sink with farmhouse chrome tap over and drainer attractive lighting both under units and inset LED spot lights to ceiling, coving adds character throughout with upvc double glazed window to front elevation, central heating radiator and solid oak laid flooring throughout.

Lounge / Dining Room 16'4" x 11'6" (5.00m x 3.52m)

Generous sized lounge/dining room with upvc double glazed bow window to front elevation, internal french doors from entrance hall with attractive coving to ceiling, both television and telephone points, central heating radiator and carpeted with thick memory foam underlay.

Shower Room 7'4" x 4'9" (2.26m x 1.45m)

Contemporary and stylish fitted shower room comprising walk in shower cubicle complete with electric powered shower over and full length glass screen, pedestal wash basin and low flush w/c, fully tiled walls, wall mounted chrome heated towel rail, upvc double glazed window to side elevation, fitted extractor fan and tiled effect vinyl flooring.

Inner Hallway

With continued coving to ceiling and solid oak laid flooring and access to loft space.

Bedroom 1 10'10" x 10'10" (3.32m x 3.31)

Spacious master bedroom with upvc double glazed window to rear elevation boasting open garden views with attractive coving, central heating radiator and fitted carpets.

Bedroom 2 7'9" x 8'9" (2.38m x 2.69m)

A further good sized bedroom with upvc double glazed window to rear elevation again with open garden views, coving to ceiling, central heating radiator and fitted carpets.

External

Well kept and beautifully presented gardens to both front and rear of the property with open plan lawn garden to the front complete with attractive gravelled beds for easy maintenance. To the rear of the property is an enclosed and secure garden again mainly laid to lawn with well stocked borders, ornate pond creating a focal point to the garden with slightly raised paved patio area, external water supply and gated side access.

Garage & Drive 23'7" x 12'11" (7.21m x 3.94m)

Extended single garage offering ample space for able to park within, up and over door to front elevation with power supply and light. Garage is accessed via private gated drive which provides ample off street parking for multiple vehicles.

Council Tax :

Council tax is payable to East Riding of Yorkshire local authority. The property is understood to be listed in council tax band B

Tenure

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

Services :

The property is understood to be connected to mains water, drainage and electric.

Virtual Tours / 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 :

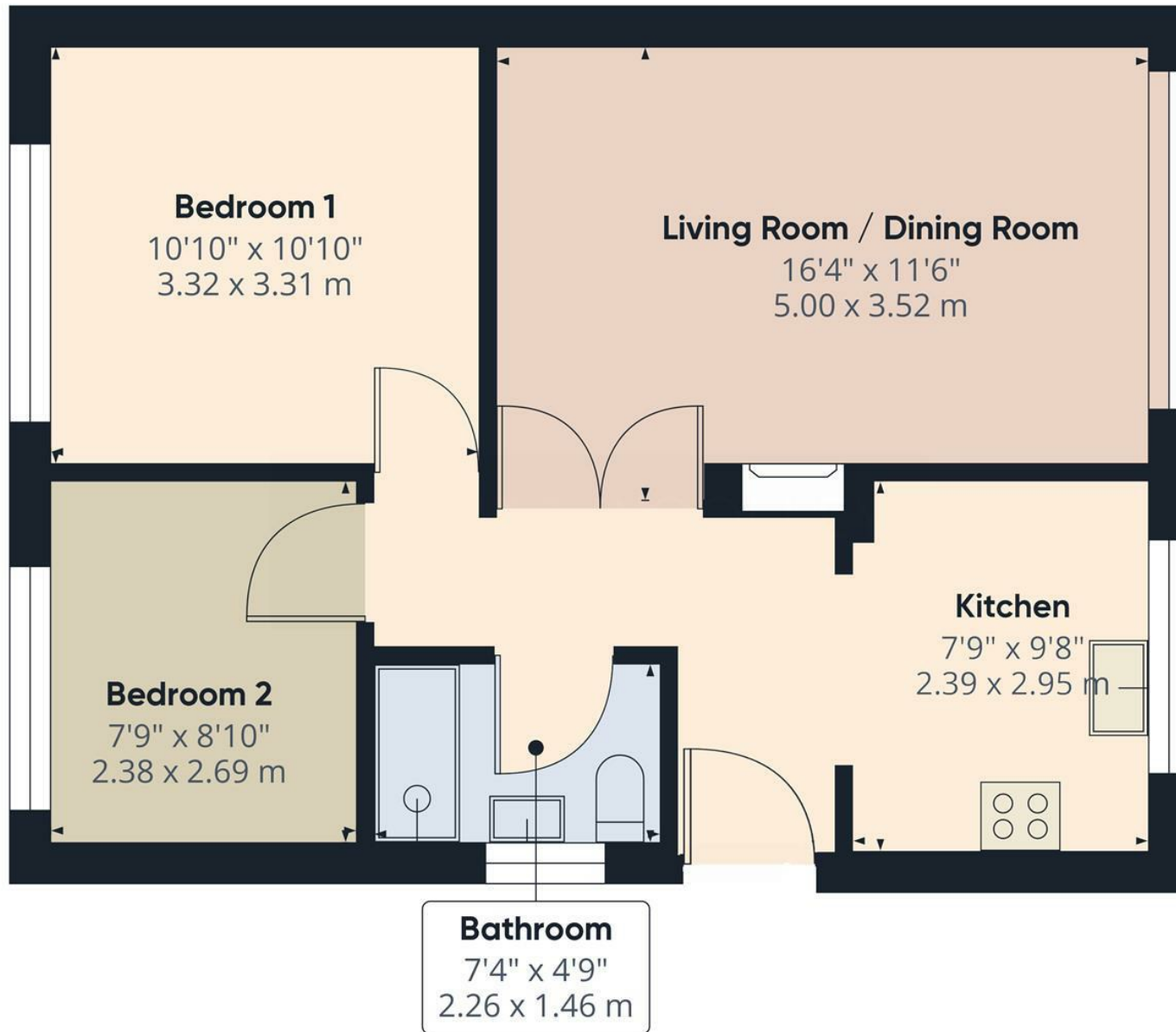
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Agents Note:

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







Approximate total area⁽¹⁾

479.4 ft²
44.54 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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