



4 Waggoners Lane
Garton-on-the-Wolds
YO25 3EH

ASKING PRICE OF

£575,000

4 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Rear Garden

 4
  2
  3
  Garage and parking bays
  Gas (LPG) Central Heating

4 Waggoners Lane, Garton-on-the-Wolds, YO25 3EH

Located within a quiet non-estate setting, tucked away from the village, accessible via a private drive, this is a deceptively spacious home which offers extensive accommodation of around 2300 ft² or thereabouts. The property stands on an exceptional plot with extensive gardens, mainly to the side and readily accessible from the living space.

The house layout offers huge versatility with the main hub undoubtably being an exceptionally spacious open plan living space comprising day room, dining area and extensive kitchen equipped with a whole host of integrated appliances including conventional oven plus separate steam combination oven along with coffee maker. There is also a dedicated front facing lounge, again with doors to the side leading onto the garden. Buyers of the property have a choice between master bedrooms, which can either be on the ground floor with its own en-suite or, alternatively the first floor which again includes an en-suite. Two further bedrooms on the first floor, including an exceptional room which is in excess of 10.5 metres long which could be utilised as a bedroom/living room studio in its own right plus multiple other uses. The property provides off-street parking to both sides, one of which has a drive

leading to a garage and the other side simply having parking bays which could easily accommodate a caravan/motorhome or other such vehicles. EV Charger fitted at the side.

Green credentials of the home include eight solar PV system which will provide a portion of the electricity demand of the house and also a zoned central heating system ensuring maximum efficiency.

NEARBY DRIFFIELD (3 miles)

Driffield remains a market town, notwithstanding the closure of the livestock market in 2001. The central shopping area includes a weekly stalled market, with shops providing a wide range of goods and services for everyday needs supplemented by retailers such as B&M, Iceland, Boyes, Peacocks, Yorkshire Trading, Tesco and Lidl. Many local shops provide a personal service, in addition to a wide range of goods. Other amenities include a modern Sports Centre with swimming pool, cricket, tennis, bowls, football and rugby teams, dancing, gyms etc. together with many clubs and associations. Road and rail links to the neighbouring coastal market towns, including Beverley, Hull and beyond.



Entrance Hall



Lounge



Master Bedroom



En-suite

Accommodation

ENTRANCE HALL

A superb, welcoming entrance to the house with feature staircase leading off to the first floor having an under stairs storage cupboard, wood effect flooring, coved ceiling and double, partially glazed oak doors with chrome furniture leading off into both the lounge and open plan living space and unglazed oak finished door.

CLOAKROOM/WC

With low-level WC and wash hand basin.

LOUNGE

18' 10" x 14' 10" (5.76m x 4.53m)

With front facing window and side facing French doors leading out onto the garden, feature brickwork fire surround with timber overmantel and niche for a freestanding fire. Coved ceiling.

MASTER BEDROOM

12' 10" x 9' 10" (3.92m x 3m)

A superb master bedroom suite with fitted range of ward robes along one wall. Inset ceiling lighting with French doors in situ opening out onto the patio. Coved ceiling.

EN-SUITE

With Quadrant corner shower and plumbed in main shower, vanity wash hand basin and encased cistern WC. Fully tiled walls and floor. Coved ceiling and extractor fan.

OPEN PLAN LIVING SPACE:

KITCHEN

10' 9" x 10' 1" (3.28m x 3.09m)

Extensively fitted along three walls with a wealth of kitchen units finished with Shaker style doors and brushed chrome handles, topped with a granite worktop. Fully inset sink with swan neck mixer tap and integrated drainer. Range of appliances include integrated conventional electric oven plus separate combination steam oven and electric hob with extractor over. Full height integrated refrigerator and full height freezer together with integrated dishwasher and coffee maker. Integrated microwave and inset ceiling lighting.

Open plan into:

DINING KITCHEN

15' 2" x 13' 6" (4.63m x 4.13m)

With wood effect flooring which flows through the whole of the room.



Kitchen



Dining Kitchen



Day Room



Utility Room

DAY ROOM

20' 7" x 17' 6" (6.28m x 5.35m)

With sliding doors, windows either side and exposed timber mantel over. Inset ceiling lighting and radiator. Corner multifuel stove with feature hearth.

UTILITY ROOM

17' 9" x 8' 3" (5.42m x 2.52m)

Fitted along two walls with a wealth of base and wall mounted cupboards, wine rack and inset sink with single drainer. Space and plumbing for automatic washing machine plus space and provision for a dryer. Stable-style door leading out to the exterior and personal door leading to the garage.

FIRST FLOOR

LANDING A particular focal point of the first floor which also features low-level storage into the eaves and Velux-style window. Inset ceiling lighting.

BEDROOM 2

16' 6" x 10' 11" (5.03m x 3.34m)

Fitted along one wall with wardrobes, dressing area and overhead cupboards. Recessed ceiling lighting. Radiator.

EN-SUITE With dual vanity wash hand basins, low-level WC and shower enclosure with plumbed-in shower. Fully tiled walls and flooring. Chrome heated radiator.

BEDROOM/STUDIO

34' 10" x 12' 11" (10.62m x 3.95m)

Quite simply a huge room with huge potential for a variety of uses. Sloping ceilings both sides, radiator and being well lit by a range of windows into the roof itself as well as a dormer.

WALK-IN WARDROBE

11' 1" x 9' 2" (3.4m x 2.80m)

A good-sized walk-in wardrobe with fitted wardrobes across one side and Velux window.

BEDROOM 4

12' 7" x 8' 3" (3.85m x 2.52m)

With side window and built-in wardrobes. Radiator.

BATHROOM With Jacuzzi style bath having a shower over, vanity wash hand basin and WC plus heated ladder-style towel radiator. Fully tiled walls and wooden flooring.

OUTSIDE The property has a deceptive front façade, being set back from the road behind a lawned front garden with a tarmac drive leading to a single garage. There is also block paving to the front of the property and additional access to the



Landing



Bedroom 2



En-suite



Bedroom/Studio

right hand side where there is a gravelled hardstanding area suitable for multiple vehicles.

The rear garden is extensive and includes a large patio immediately to the side of the property and accessible off the day room and also the master bedroom. This gives way to an extensive expanse of lawn plus outbuildings, including nissen hut and bespoke summer house.

GARAGE Located to the side of the property with electric power and lighting connected.

SOLAR PV The property benefits from a solar PV system being installed, this will generate a proportion of electricity demand for the property. In some instances, the owners of the property will also receive payments for electricity generated through the Governments 'Feed in tariff'.

Further information may be available upon request.

FLOOR AREA From the Energy Performance Certificate the floor area for the property is stipulated as (to be confirmed) square metres.

CENTRAL HEATING

The property benefits from gas (LPG) fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING The property benefits from sealed unit double glazing throughout.

TENURE We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES All mains services are available at the property.

COUNCIL TAX BAND Band D.

ENERGY PERFORMANCE CERTIFICATE Rating D.

NOTE

Heating systems and other services have not been checked. All measurements are provided for guidance only. None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent. Floor plans are for illustrative purposes only.

VIEWING Strictly by appointment with Ulllyotts. Regulated by RICS



Walk-in wardrobe



Bedroom 4



Bathroom



Nissen Hut



Patio Area



Front Elevation

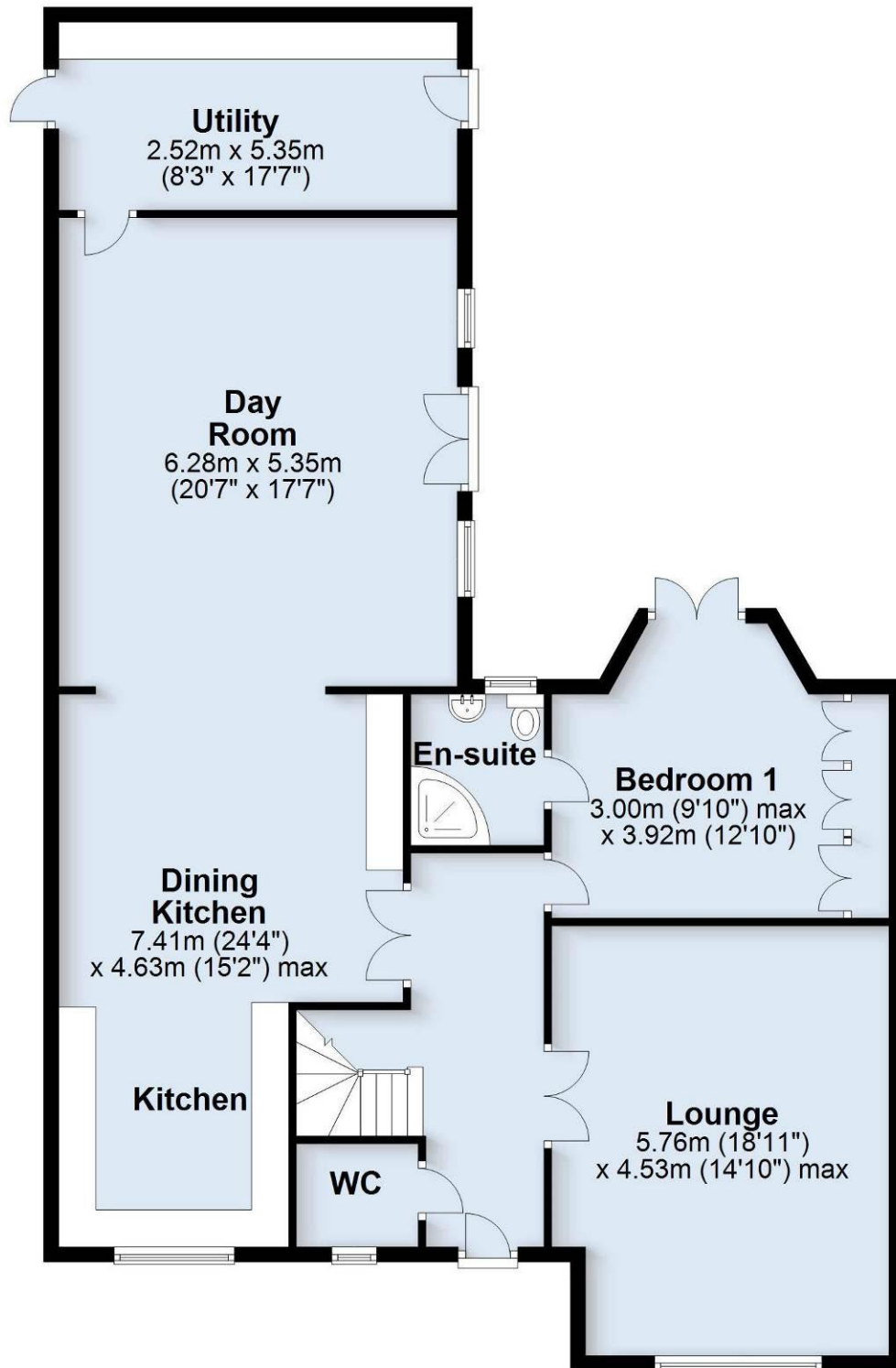


Bespoke Summerhouse

The stated EPC floor area, (which may exclude conservatories),
is approximately (to be confirmed)

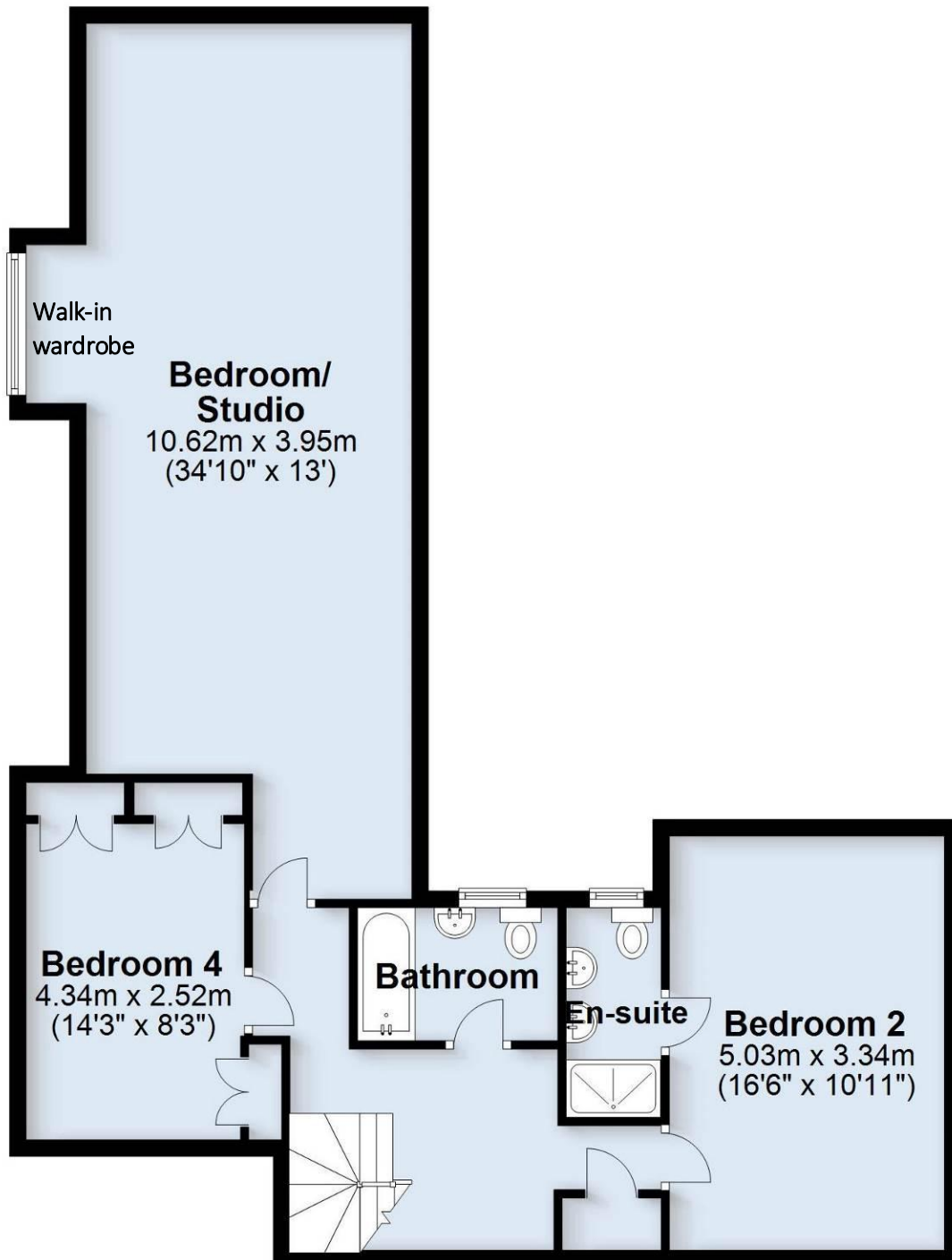
Ground Floor

Approx. 123.3 sq. metres (1327.7 sq. feet)



First Floor

Approx. 87.4 sq. metres (940.6 sq. feet)



Why Choose Ulllyotts?



Our guarantee to you
**We will never be
beaten on fees!**

- ✓ **Knowledge & Experience**
Established in 1891, Ulllyotts know the local market.
- ✓ **Dedicated Teams**
Experienced sales teams who live locally and know the area.
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Don't just take our word for it...See the above Rightmove pie chart.
- ✓ **Professional Accreditations**
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

Testimonials

Ulllyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble.

Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ulllyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you.

A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business.

The team at Ulllyotts were great to deal with during our recent house purchase. A very professional team.

From the day I first discussed the sale to 'completion', I was extremely satisfied with the progress of the sale.

A highly professional, friendly and, where needed, tenacious service delivered. Completion of sale of former home was protracted but would have been much longer without the support of the team at Ulllyotts. Great Job!

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