



53 Lowndes Park
Drifffield
YO25 5BE

ASKING PRICE OF

£425,000

3 Bedroom Detached Bungalow



Garden



3



2



2



Off Road
Parking



Gas Central Heating

53 Lowndes Park, Driffield, YO25 5BE

Located within Lowndes Park, a highly desirable residential area and enjoying mature and tranquil gardens, this detached bungalow has been thoughtfully re-modelled, extended and comprehensively refurbished to a high specification resulting in a contemporary and stylish interior all ready to move into!

The property offers appealing single-storey living and easy maintenance being in immaculate decorative order. It stands in the centre of a good-sized established plot with ample parking and conveniently situated just a short walk from Driffield's town centre.

DRIFFIELD

Known as the Capital of the Wolds, Driffield is a traditional market town, hosting the annual Driffield Agricultural Show, the largest one day show in the country. Driffield has a good range of amenities that include independent businesses, big brand stores and supermarkets, two modern doctor's surgeries and Alfred Bean hospital.

Other amenities include a modern Sports Centre with swimming pool, together with many activities and associations including cricket, bowls, rugby and golf clubs. From Lowndes Park there are lovely walks onto the Wolds or along the chalk trout stream.

The beautiful Minster town of Beverley is 20 mins by road with Hull and York beyond. The Yorkshire Coast can be easily accessed by the Yorkshire Coast rail line from Driffield station.



Entrance Hall



Sitting Room



Kitchen



Kitchen

Accommodation

ENTRANCE HALL 13' 7" x 6' 7" (4.15m x 2.03m)

A spacious hall with oak flooring and luxurious carpets. Oak doors with Italian styled chrome handles throughout.

SITTING ROOM 13' 10" x 13' 3" (4.23m x 4.05m)

A large bow window floods the room with light. A new multi fuel stove on a stone flagged hearth with feature oak mantel. Side window and radiator.

KITCHEN 11' 7" x 11' 5" (3.55m x 3.49m)

New contemporary painted Shaker style kitchen units oak framed with chrome handles. Including base and wall mounted cupboards, pan drawer, oak cutlery drawer, pull out spice and towel rails and concealed bins. Integrated fridge/freezer, double oven, induction hob with extractor over, dishwasher and inset stainless steel sink and mixer tap.

Carrera quartz worktops with upstand, mirrored splashback and sensor activated under cabinet lighting. Oak flooring and skirting space heater.

Open into:

LIVING ROOM 17' 10" x 11' 0" (5.46m x 3.37m)

Large picture window enjoying views over the rear garden. Double panelled radiator and wall lighting. Fully glazed door leads out to the paved stone patio.

UTILITY ROOM 8' 11" x 8' 0" (2.72m x 2.44m)

The same units as the kitchen are continued into the utility including a stainless steel sink with drainer and large pantry style cupboard. Solid oak worktop with upstand. Oak flooring. Radiator.

CLOAKROOM/WC 5' 2" x 3' 6" (1.59m x 1.08m)

Low level WC and concealed cistern, wash hand basin unit with cupboard below. Wood effect tiled floor and touch light. Radiator.

BEDROOM 1 13' 11" x 11' 10" (4.25m x 3.63m)

Decorative panelled feature wall with chrome wall lights. Range of painted wardrobes and side shelves.

EN-SUITE 8' 0" x 5' 10" (2.46m x 1.79m)

With luxury suite featuring bath with oak effect side panel and stylish wall mounted taps and handheld shower, low level WC, vanity style wash basin, LED sensor mirror and chrome heated towel rail (heated by both the central heating and also independently by integrated electric element).



Living Room



Utility Room



Shower Room



Shower Room

BEDROOM 2 10' 7" x 9' 8" (3.23m x 2.95m)

With access through fully glazed door onto the paved stone patio. Double panelled radiator.

STUDY 6' 3" x 6' 2" (1.93m x 1.90m)

With views over the garden. Radiator.

SHOWER ROOM

Walk-in large fixed head Hansgrohe shower with secondary head attachment and contemporary wet wall finish. Half-pedestal basin, concealed cistern WC. Heated chrome towel rail and wood effect tiles.

OUTSIDE

Formal style front garden with beech and box hedging behind a low boundary wall with ample car parking to the side. Motion sensor exterior lighting.

GARAGE STORE

Personal door with water, power and light.

REAR GARDEN

The rear garden enjoys a high degree of privacy provided by the established trees and grounds of the well regarded Highfield Hotel. Laid to lawn with planted borders and gravel

and brick paved areas. A second paved stone patio, surrounded by hazel hurdle fencing to enjoy the evening sun. Timber garden store, log store and discreet exterior lighting.

FLOOR AREA

The stated "approximate floor area" has been electronically calculated and no warranty is given as to its accuracy or any difference in that area and the area stated on the Energy Performance Certificate.

CENTRAL HEATING

The property benefits from gas 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. Superfast fibre broadband has been connected.



Bedroom 1



En-suite



WC



Bedroom 2

COUNCIL TAX

Band D.

ENERGY PERFORMANCE CERTIFICATE

Energy efficient rating (awaiting survey).

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 01377 253456 - Option 1.

Regulated by RICS



Study



The floor area is approximately 118 sq m



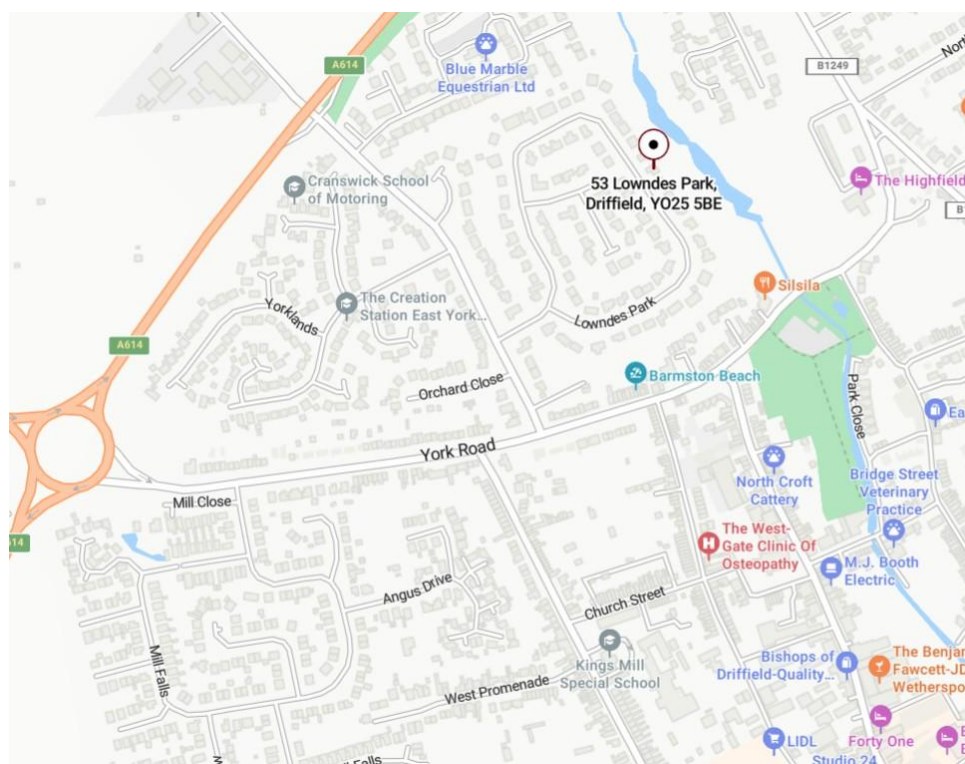
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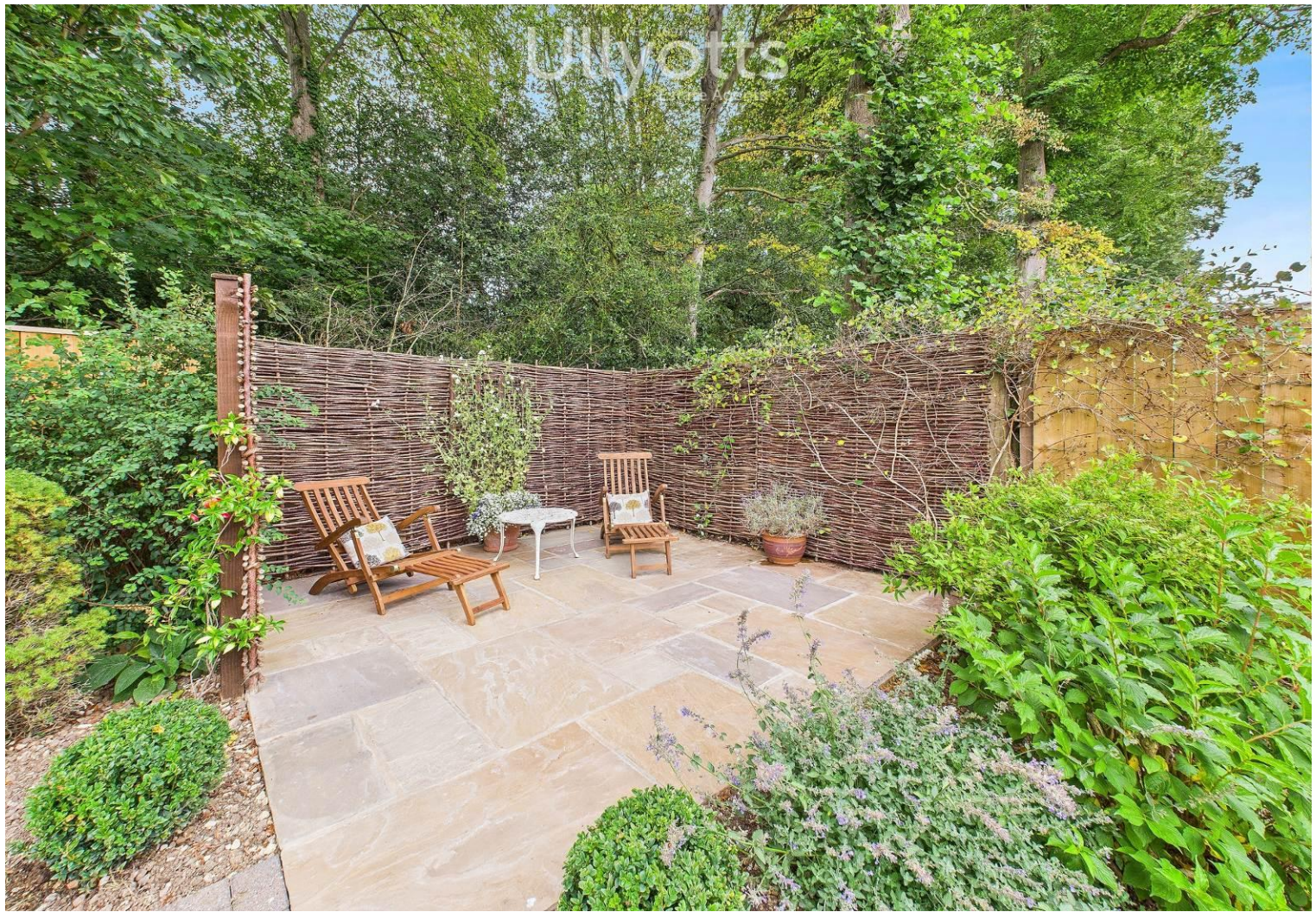
Approximate total area⁽¹⁾
117.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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