



21 Fern Close
Drifffield
YO25 6UR

ASKING PRICE OF

£485,000

4 Bedroom Detached House

• Est. 1891 •
Ulllyotts
Estate Agents

01377 253456



Garden



4



4



3



Off Road
Parking



Gas Central Heating

21 Fern Close, Driffield, YO25 6UR

An established detached house in a popular and sought after area. This property has the distinct feature of a garden that extends onto Driffield Beck which is a feature only a handful of properties in Driffield enjoy. The gardens themselves are very extensive and offer excellent privacy long with many features including summerhouse/workshop.

The accommodation on offer provides versatility and has been thoughtfully reimagined by a partial garage conversion, turning a double garage into a superb rear facing room with twin patio doors having delightful views onto the garden. The remaining accommodation includes two further reception rooms plus breakfast kitchen. The master bedroom features a walk-in wardrobe along with en-suite and this is supplemented by three further bedrooms and house bathroom.

In summary, this really is a rare home - the like of which is seldom available!

DRIFFIELD

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. Driffield is only a 30 minute drive to the coastal town of Bridlington with many attractions including The Spa, Leisure Centre, cinema, bowling, arcades, souvenir shops and fairground. Numerous restaurants, cafés and public houses cater for all tastes!



Entrance Hall



Lounge



Lounge



Study

Accommodation

ENTRANCE HALL

With quarter turn staircase leading off to the first floor having a spindled banister. Tiled floor. Radiator.

CLOAKROOM/WC

With walk-in shower, low level WC and pedestal wash hand basin. Radiator.

LOUNGE 19' 10" x 11' 5" (6.07m x 3.5m)

A very light and airy main reception room with front facing window as well as rear facing French doors. Fitted laminate flooring and coved ceiling. Radiator.

STUDY 12' 11" x 6' 3" (3.95m x 1.91m)

With fitted laminate flooring. Coved ceiling. Radiator.

SNUG 11' 4" x 9' 10" (3.47m x 3.00m)

A beautiful room, again well lit by natural light with side window and rear facing French doors. Laminate flooring. Coved ceiling. Radiator.

KITCHEN 15' 0" x 9' 5" (4.58m x 2.89m)

Being very extensively fitted with a range of traditionally styled kitchen units including base and wall mounted cupboards finished with solid wood Shaker style doors with chrome effect fittings. Integrated appliances include a fridge and electric oven

and grill plus electric hob with extractor hood over. Inset one and a half bowl sink with single drainer. Space for a dishwasher. Ceramic tiled floor and peninsular which includes base units and worktop over. Inset ceiling lighting and being open plan into a breakfast area.

BREAKFAST ROOM 11' 3" x 9' 6" (3.44m x 2.92m)

With front facing window and ceramic tiled flooring. Radiator.

DINING ROOM 17' 2" x 11' 2" (5.25m x 3.42m)

A superb, partial garage conversion creating an exceptionally spacious additional living room currently used as a dining room. Twin patio doors leading out to the rear, fitted laminate flooring. Radiator. Door into the remaining part of the garage.

UTILITY ROOM 9' 6" x 5' 9" (2.91m x 1.76m)

With door leading onto the exterior and being fitted with a range of base, wall and larder units. Worktops and inset sink. Large integrated freezer, wall mounted gas fired boiler and space and plumbing for automatic washing machine. Ceramic tiled floor.

LANDING

Radiator.

MASTER BEDROOM 12' 11" x 11' 6" (3.94m x 3.51m)

With views over the rear garden. Radiator.



Snug



Kitchen



Breakfast Room



Dining Room

WALK-IN WARDROBE

Thoughtfully fitted out with fitted wardrobes, partially being sliding mirrored doors and partially being shelved cupboards.

EN-SUITE

With suite comprising shower enclosure, vanity style wash hand basin and vanity style WC. uPVC cladded ceiling. Radiator.

BEDROOM 2 13' 7" x 10' 0" (4.15m x 3.05m)

Front facing window. Radiator.

BEDROOM 3 11' 5" x 9' 6" (3.5m x 2.92m)

Radiator.

BEDROOM 4 9' 8" x 6' 9" (2.96m x 2.07m)

Radiator.

BATHROOM

With modern suite comprising bath with curved side panel. Vanity style WC and dual vanity style wash hand basins. Quadrant style shower enclosure. UPVC cladded ceiling. Chrome heated towel radiator.

OUTSIDE

The property has plenty of off-street parking to the front suitable for multiple vehicles including potentially a motorhome/caravan.

It is at the rear of the property where the garden really shines. Situated on a corner plot, the gardens are extensive. There is a paved patio immediately to the rear of the house and this leads down onto an area of lawned garden. The gardens extend to the side of the property where there are raised beds and also a purpose constructed summerhouse/workshop.

The gardens further extend down onto the watercourse that is Driffeld Beck.

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.



Master Bedroom



Dressing Room



En-suite



Bedroom 2

COUNCIL TAX - Band E.

ENERGY PERFORMANCE CERTIFICATE - Rating D.

SOLAR PV

This property benefits from a solar PV system being installed , this will generate a proportion of electricity demand for the property. This is a system which includes battery storage.

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.

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



Garden with summerhouse



Gravelled Garden



Bedroom 3



Bedroom 4



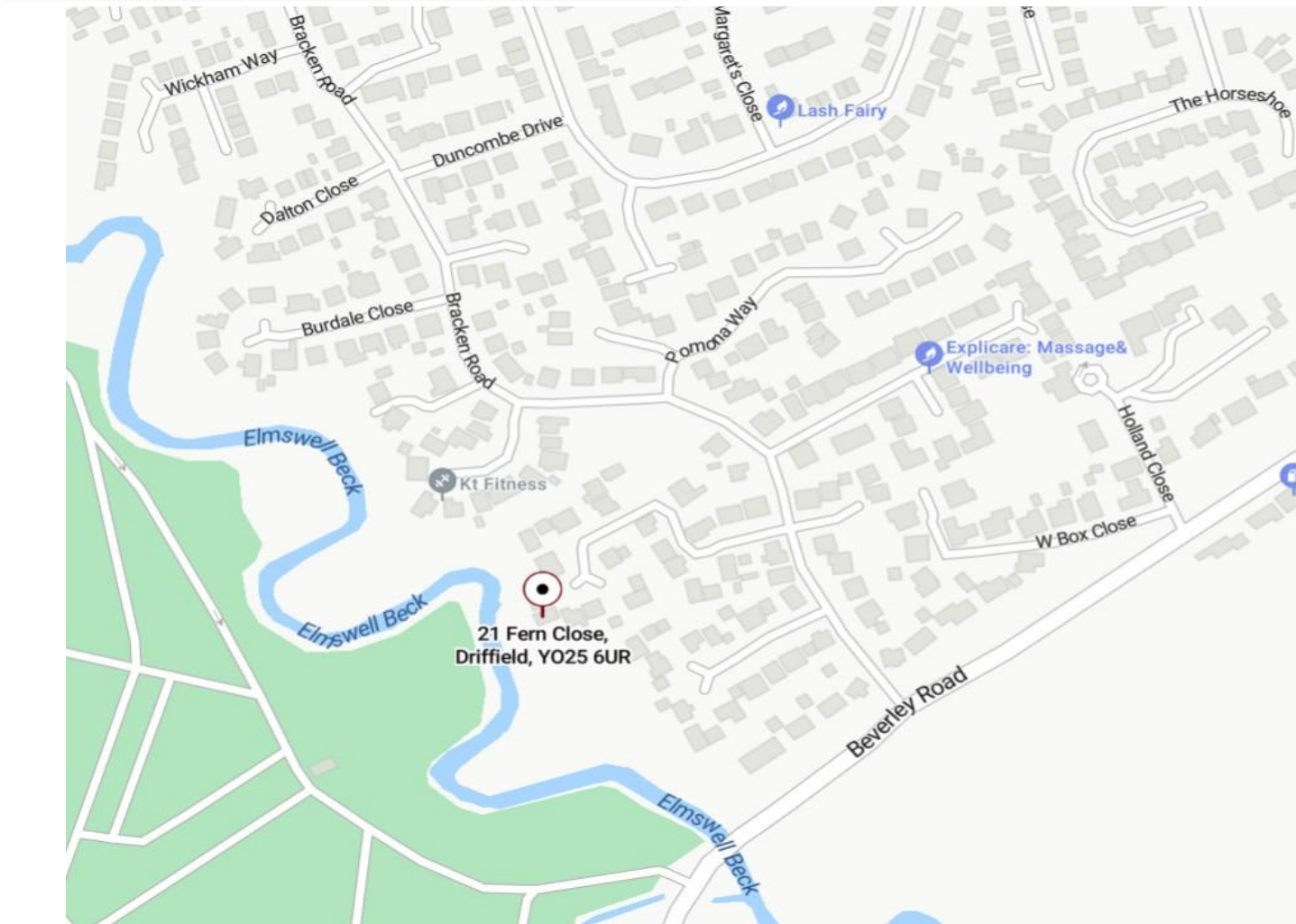
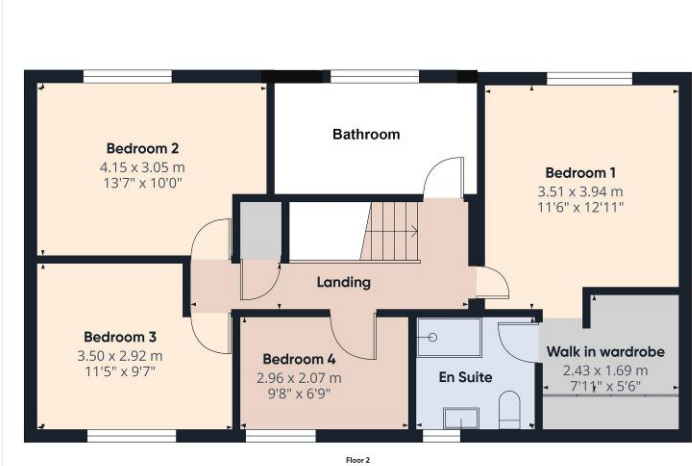
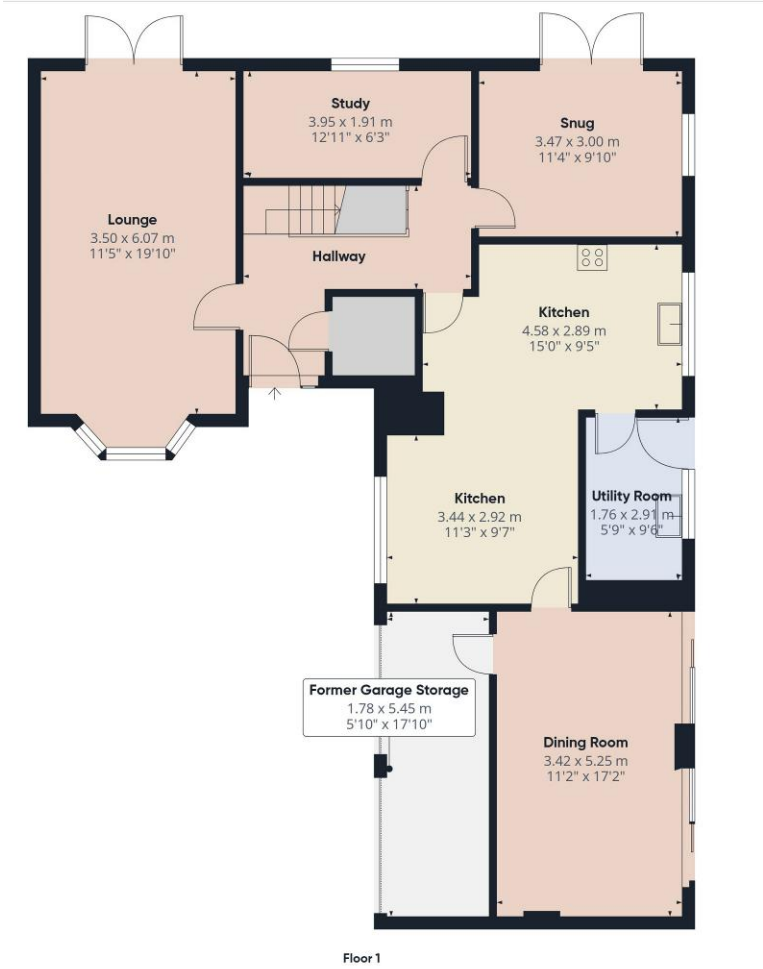
Bathroom



Rear Elevation



The digitally calculated floor area is 166 sq m (1,785 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



▪ Est. 1891 ▪
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