



2 Fern Close
Drifffield
YO25 6UR

ASKING PRICE OF

£385,000

4 Bedroom Detached House



Sunroom

 4
  3
  2
  Double Garage
  Gas Central Heating

2 Fern Close, Driffield, YO25 6UR

This is a larger style detached house located within a popular and well regarded residential area that stands within convenient access of Driffield town centre with all its amenities as well as being well placed for road links to the wider area.

Certainly, this is a generously proportioned home and the occupants will not need to compromise on room sizes with three excellent reception rooms along with fitted kitchen and separate utility.

The master bedroom offers an en-suite and there are three further bedrooms plus house bathroom.

Externally, again the property is unlikely to disappoint with an established plot featuring "landmark" tree at the front - ideal for decoration during the yuletide period and enclosed garden to the rear.

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, including the beautifully maintained 18-hole Driffield Golf Club and associations. Road and rail links to the neighbouring coastal market towns, including Beverley, Hull and beyond.

The local town bus service stops on Bracken Road - outside the property, upon request!



Entrance Hall



Lounge



Lounge



Dining Room

Accommodation

ENTRANCE HALL 15' 2" x 4' 7" (4.63m x 1.42m)

With ceramic tiled floor, mock panelling to one wall. Attractive range of contemporary oak internal doors leading off to all principal rooms. Staircase leading off to the first floor. Radiator.

CLOAKROOM/WC 8' 9" x 2' 11" (2.69m x 0.90m)

With low level WC and pedestal wash hand basin. Half-tiled walls and heated towel radiator and electric hand dryer. Ceramic tiled floor.

LOUNGE 19' 9" x 11' 6" (6.04m x 3.52m)

With front facing bay window offering views up Bracken Road towards Beverley Road having an attractive vista of trees. Feature fire surround and electric flame effect fire in situ. Attractive solid wood flooring and double oak internal doors leading into the dining room. Two radiators.

DINING ROOM 11' 5" x 10' 7" (3.50m x 3.24m)

With a wooden floor and having bi-folding doors out into the sun room. Double panelled radiator.

SUN ROOM 16' 11" x 8' 7" (5.18m x 2.64m)

With ceramic tiled floor featuring electric underfloor heating. Attractive views and double doors leading out into the garden.

KITCHEN 13' 8" x 8' 6" (4.19m x 2.60m)

With ceramic tiled floor and being fitted with a wealth of kitchen units featuring base, drawer and wall mounted cupboards finished with mock panelled doors in cream with brushed chrome handles. Co-ordinating worktops and inset one and a half bowl sink with mixer tap. Integrated appliances include BOSCH electric oven plus NEFF four ring hob with stainless steel back and extractor over. Integrated concealed dishwasher and refrigerator. Radiator.

UTILITY ROOM 10' 7" x 5' 2" (3.240m x 1.58m)

With built-in understairs storage cupboard and stainless steel sink with base cupboard beneath. Space and plumbing for automatic washing machine plus additional under counter space for a fridge/freezer/dryer. Radiator. Door leading out to the side and personal door into the double garage.

STUDY 7' 8" x 7' 3" (2.36m x 2.22m)

With window leading into the sun room. Built-in office style shelving plus working area with block worktop. Solid wood flooring. Radiator.

FIRST FLOOR LANDING With attractive spindled gallery and built-in cupboard housing hot water cylinder. Part-panelled walls and radiator.



Kitchen



Utility Room



Study



Landing

BEDROOM 1 14' 8" x 11' 6" (4.48m x 3.52m)

With front facing window and fully fitted wardrobes along one wall, again with views along Bracken Road. Radiator.

EN-SUITE 8' 6" x 5' 1" (2.60m x 1.55m)

With shower enclosure, having a folding door, vanity-style WC and wash hand basin. Fully tiled walls and floor. Heated towel radiator.

BEDROOM 2 11' 8" x 11' 6" (3.58m x 3.53m)

Front facing windows with views up Bracken Road. With built-in wardrobes and partially-sloped ceiling. Built-in storage cupboard to roof void. Radiator.

BEDROOM 3 12' 9" x 10' 7" (3.910m x 3.24m)

With rear facing window. Radiator.

BEDROOM 4 13' 1" x 12' 5" (3.990m x 3.80m)

With rear facing window, mock-panelled walls and built-in wardrobes. Radiator.

BATHROOM 8' 10" x 5' 4" (2.70m x 1.65m)

Beautifully fitted with a panelled bath, vanity wash hand basin and WC. Separate shower enclosure with electric shower. Heated vertical radiator and recessed ceiling lighting.

OUTSIDE The property stands back from the road behind an attractive front facing garden with vehicle access and parking.

Adjoining double garage with twin doors and there is a useful outside tap. A distinctive feature of the house is the large conifer which is renowned locally due to its yuletide decoration.

To the rear of the property is a partially walled/partially fenced garden. This features a paved patio immediately to the rear of the house extending onto a shaped lawn with further areas of paved patio set off by a plum slate backdrop. The rear garden also features a summerhouse with log burning stove, electric power points plus lighting and wooden garden shed (6ft x 4ft).

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.

COUNCIL TAX Band E.

ENERGY PERFORMANCE CERTIFICATE Rating C.



Bedroom 1



En-suite



Bedroom 3



Bedroom 4



Bathroom



Garden

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

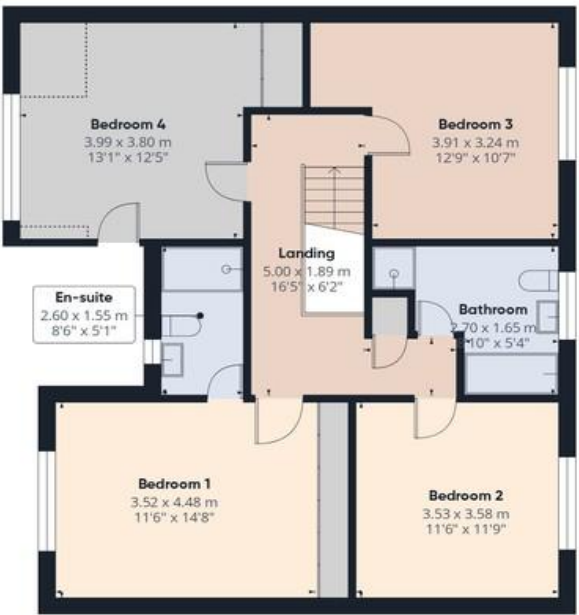
Strictly by appointment with Ulllyotts. Regulated by RICS



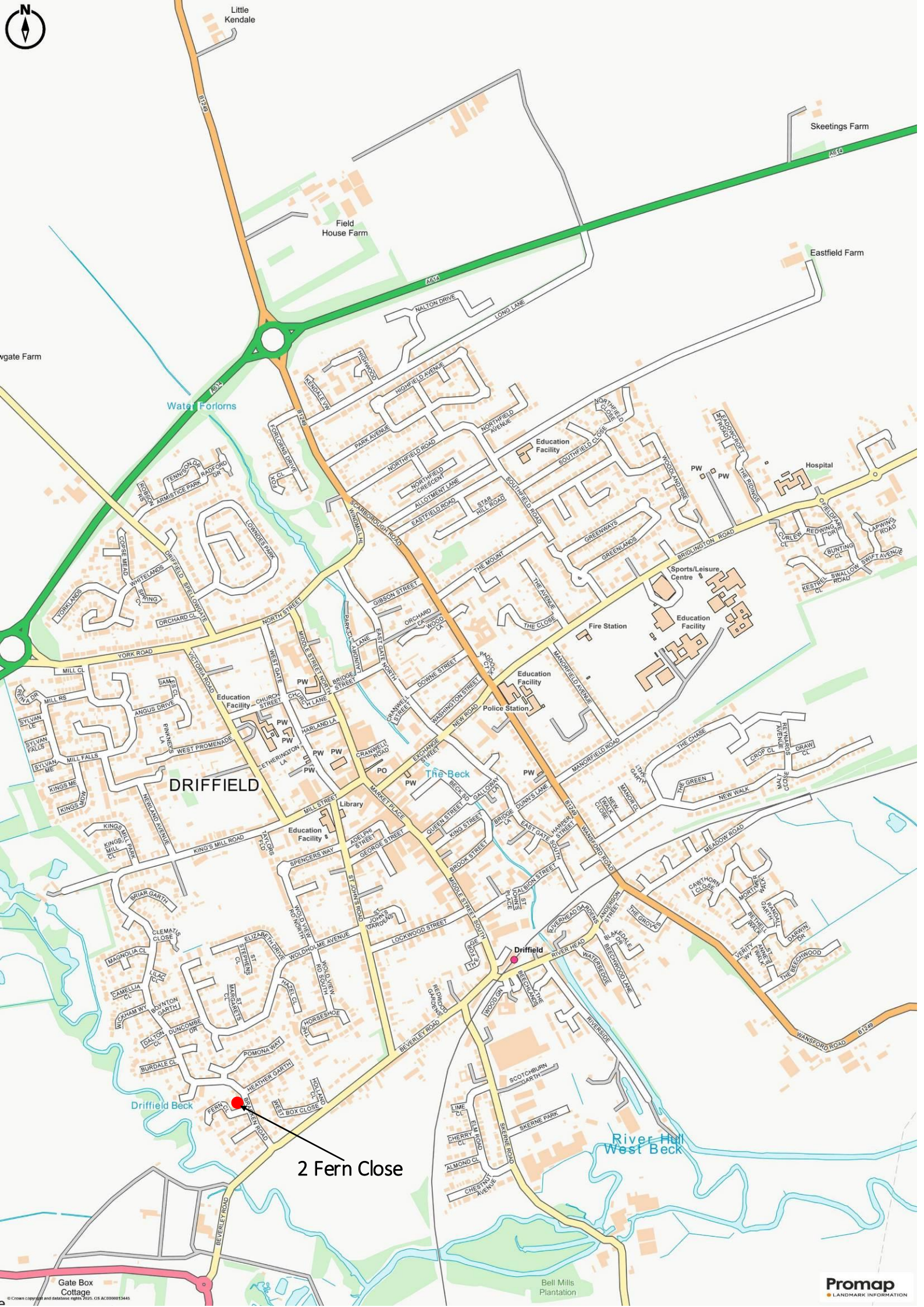
The digitally calculated floor area is 183 sq m (1,970 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1



Gate Farm

Little
Kendale

Field
House Farm

Skeetings Farm

Eastfield Farm

Water Forlons

Hospital

DRIFFIELD

The Beck

Driffield Beck

2 Fern Close

River Hull
West Beck

Gate Box
Cottage

Bell Mills
Plantation

Promap
LANDMARK INFORMATION

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