



Peasholme 27 North Street

Nafferton, YO25 4JW

Price Guide £350,000



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This is a rare opportunity to purchase a delightful detached home within the popular village of Nafferton, which offers a superb landscaped west facing garden to the rear along with plenty of off-street parking. The current owners have completely renovated the property throughout, paying particular attention to the finer details. The accommodation offers an attractive sitting room plus a newly fitted open plan kitchen with feature beams and opening into the day room with log burning stove. To the first floor there are three bedrooms and a newly fitted shower room with separate guest WC, all beautifully presented and done to the highest of standards.

A particular feature of the property is the plot which is relatively secluded from the main street and offers a superb area of west facing garden, which itself is a rare find in such a popular village. In addition to this, there is vehicular access to the rear with a single garage and workshop. The vendors have also created a lovely kitchen garden in an additional section of the garden with additional parking

A truly stunning property in a highly sought after village location!

- A truly stunning detached home
- Potential to extend if required (Subject to planning)
- Stunning gardens with garage and workshop
- Fabulous west facing garden with additional kitchen garden
- Renovated throughout to the highest of standards
- Parking to the rear
- Three bedrooms / Traditional style home with some lovely features
- Highly sought after village location

Entrance Hall

Pine panelled doors leading off to both the sitting room and kitchen plus matching door to understairs cupboard. Staircase leading to the first floor and Stained glass composite front door.

Sitting Room

12'1 x 13'4 (3.68m x 4.06m)

With a front facing bay window and double panelled radiator, telephone and TV point, feature fireplace.

Breakfast Kitchen/ Day Room

22'5 x 11'10 (6.83m x 3.61m)

A newly fitted high gloss kitchen with a range of soft close units, integrated induction hob with slimline extractor hood, electric oven, integrated fridge freezer, microwave oven and integrated dishwasher. Inset Belfast style sink with mixer tap. Attractive wood block worktop and exposed beamed feature ceiling. Two upvc double glazed windows to the rear garden. Open to the day room.

Day Room

With double doors leading out to the westerly facing garden. Wood burning stove set in brick chimney with timber mantel above. Double panelled radiator and exposed beamed ceiling. High gloss fitted units to recess, tiled flooring and TV point.

First Floor Landing

With loft access which is part boarded with loft ladder, light and extra insulation.

Master Bedroom

11'9 x 12'1 (3.58m x 3.68m)

A double bedroom enjoying attractive views over the west facing garden. Radiator and TV Point.

Bedroom Two

12'1 x 11'11 (3.68m x 3.63m)

A front facing double room with views onto North Street. Radiator and TV Point.

Bedroom Three

10'3 x 5'9 (3.12m x 1.75m)

With views over the rear garden. Radiator. Fitted wall mounted storage cupboards. TV point.

Shower Room

Walk in large shower, vanity basin, low flush WC, heated towel rail, extractor fan, LED spot light, fully tiled and UPVC window to the side aspect.

Separate WC

With feature high flush WC, corner wash basin, UPVC window to the front, radiator, part wooden panelled walls.

Exterior

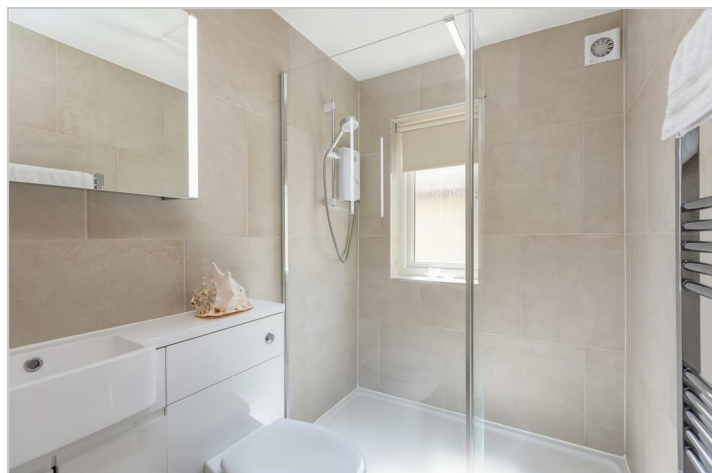
The property is set back from the road on an elevated plot behind a front garden, well stocked flower beds and a hedged boundary with attractive archway to the path. To the rear of the property is a most attractive lawned garden which is enclosed with various areas including timber decked area immediately to the rear of the property, BBQ area, patio and lawned areas with planted beds. There is an enclosed pond / nature area, plus recreation area ideal for children.

A particular feature of the house is the off-street

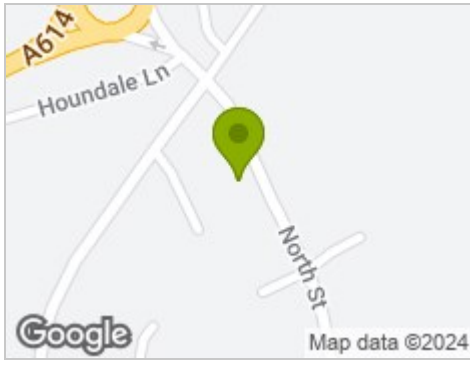
parking which is located to the rear and where there is a single garage with power and water supply. There are also two sheds, one with light and power. Also additional kitchen garden.

Nafferton

Nafferton is situated south of the A614 (Driffield to Bridlington) road and north of the Hull to Scarborough railway line. The railway station and bus service provides public transport to the neighbouring coastal market towns including Driffield which is 2 miles distant. The village has a much sought after primary school, Norman Church standing on rising ground overlooking the spring fed mere, which is a focal point in the village. Other facilities include post office, public houses and recreation ground. There is also a new petrol station, butchers, delicatessen and Spar amenities.



Road Map



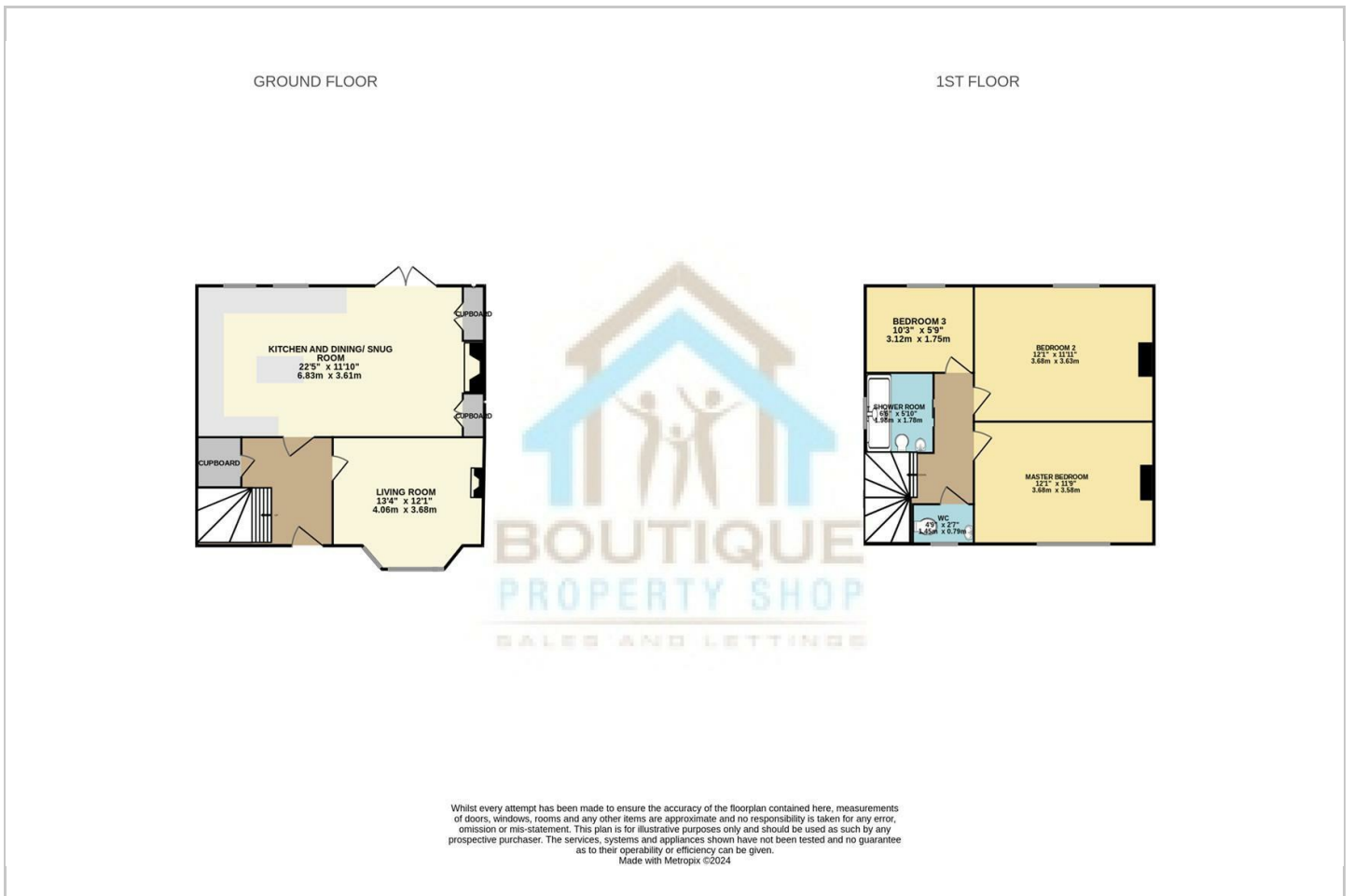
Hybrid Map



Terrain Map



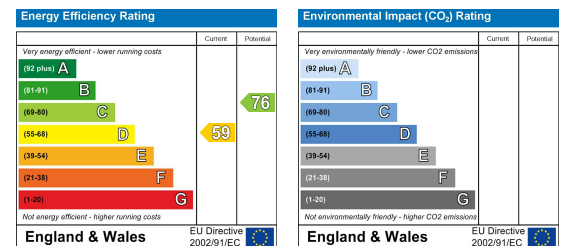
Floor Plan



Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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