



14 The Poplars, Drifffield, YO25 8XA

£279.950



****EXECUTIVE DETACHED HOME****

Sitting on a good size plot within this popular development in Brandesburton is this beautiful, detached family home. The property is presented to a high standard, with modern kitchen and bathrooms and contemporary decoration throughout. Boasting cul-de-sac location, gardens to front and rear, garage and private off street parking.

Floor plan briefly comprises of:

Entrance Hall, Cloakroom (WC), Lounge, Kitchen/Diner, 3 bedrooms and family bathroom.

EPC- C

Council Tax- D

Tenure- Freehold

Entrance Hall

Entrance door to staircase leading to first floor with spindle banister. Under stairs cupboard with coving to ceiling and laminate flooring.

Lounge

15'10" x 10'0" (4.85 x 3.07)

Window to front aspect and French doors to the rear give an abundance of natural light to the room. Coving to ceiling and ceiling rose with gas fire, radiator and carpeted flooring.

Cloakroom/W.C

Front aspect window with pedestal wash hand basin, W.C, laminate flooring, radiator and coving to ceiling.

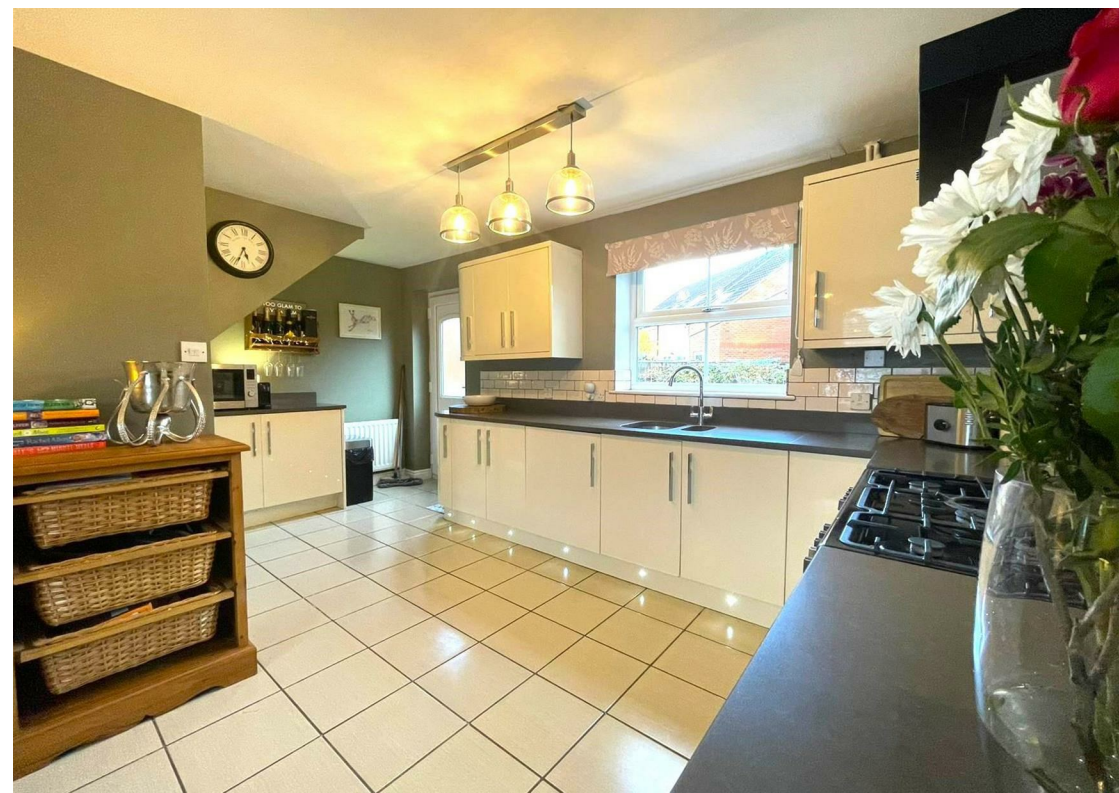
Kitchen Diner

16'4" x 15'9" (4.98 x 4.82)

Front and rear aspect window with door to the garden. Modern fitted wall and base units with work surfaces. Space for Range style oven and hood extractor fan. Partly tiled walls and tiled flooring. Built in washing machine and fridge/freezer. Two radiators.

First Floor Landing

Window to the rear.





Master Bedroom

12'11" x 8'10" (3.94 x 2.7)

Front aspect window with built in wardrobes, coving to ceiling, radiator and carpeted flooring.

En-Suite

6'9" x 4'1" (2.06 x 1.26)

Side aspect window. W.C., wash hand basin, step in shower, heated towel rail and extractor fan. Laminate Flooring.



Bedroom Two

10'1" x 9'1" (3.08 x 2.78)

Front aspect window, built in wardrobes and coving to ceiling. Radiator and carpet. Built in airing cupboard and loft access.

Bedroom Three

6'5" x 7'3" (1.96 x 2.22)

Window to rear of property, radiator, carpet

Bathroom

6'7" x 5'6" (2.03 x 1.69)

Rear aspect window, W.C, pedestal wash hand basin, panelled bath with shower over, heated towel rail, tiled walls and vinyl flooring.



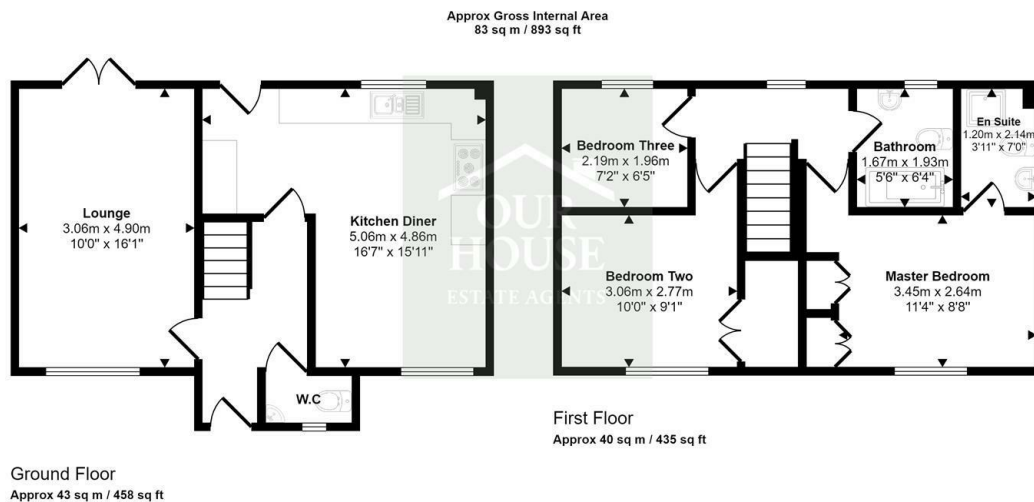
Rear Garden

Laid mainly to lawn with patio area. Fenced boundaries and planted borders. Raised bed and outside tap.

Garage

Detached with up and over door, light points and power points.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

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