



Braemar Hornsea Road, Driffield, YO25 8ST

£285,000

3 1 2 F

**\*\*CHAIN FREE\*\***

This is a wonderful example of a double fronted, detached bungalow in a great village location! The property offers 3 double bedrooms, lounge with bay window, kitchen/diner (kitchen only 12 months old), modern family bathroom and conservatory all with a lovely modern feel. To the front the property has a horseshoe driveway with side access to the garage. The rear of the property offers a very private and impressive garden, mainly laid to lawn but with a decked seating area this provides a wonderful space for entertaining and enjoying the sun!

This property would make a wonderful family property or equally a spacious home for people with hobbies or who have family come to stay, an opportunity not to be missed!

EPC - F  
Council Tax - D  
Tenure - Freehold

### Front Garden

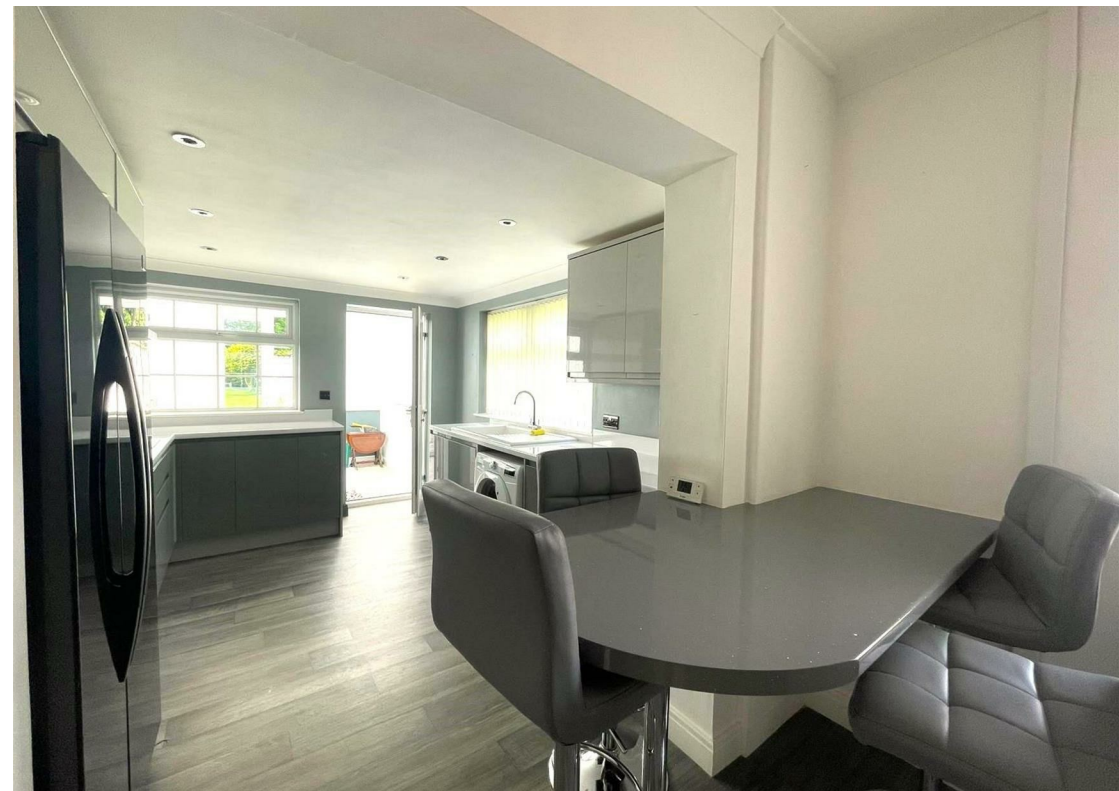
Horseshoe driveway, parking for several cars, electric charging point, lawned area, gates leading to side of property and garage.

### Entrance Hall

Entrance door, radiator, laminate flooring.

### Lounge

15'8" x 11'9" (inc bay) (4.8 x 3.6 (inc bay))  
Bay window to front of property, coving to ceiling, radiator, carpeted.





### Kitchen Diner

23'11" x 15'1" (7.3 x 4.6 )

Two windows to side of property, window and door to conservatory, fitted wall and base units, work surfaces, built in electric oven, induction hob, ceramic sink, American style fridge freezer, Washing machine, breakfast bar, television point, two radiators, large multi-fuel burner, laminate flooring.

### Conservatory

9'6" x 8'2" (2.9 x 2.5)

Windows to side and rear of property, French doors to rear of property, tiled flooring.

### Bedroom 1

14'9" x 11'9" (inc bay) (4.5 x 3.6 (inc bay))

Bay window to front of property, coving to ceiling, radiator, carpeted.

### Bedroom 2

12'5" x 11'9" (3.8 x 3.6)

Two windows to side of property, two radiators, carpeted.

### Bedroom 3

11'9" x 10'2" (3.6 x 3.1)

Window to side of property, French doors to decking at rear, radiator, tiled flooring.

### Bathroom

7'2" x 8'2" (2.2 x 2.5)

Window to rear of property, W.C, pedestal hand wash basin, panelled bath with shower over, heated towel rail, part tiled walls, laminate flooring, storage shelf cupboard.

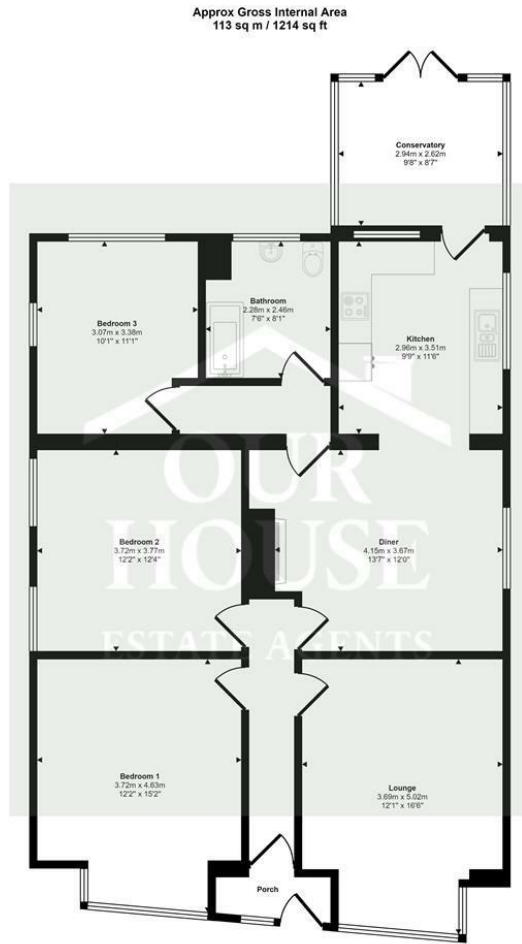
### Rear Garden

Laid mainly to lawn, side access, garden shed, fenced and hedged boundaries, decked area, concrete area, established trees and shrubs.

### Garage

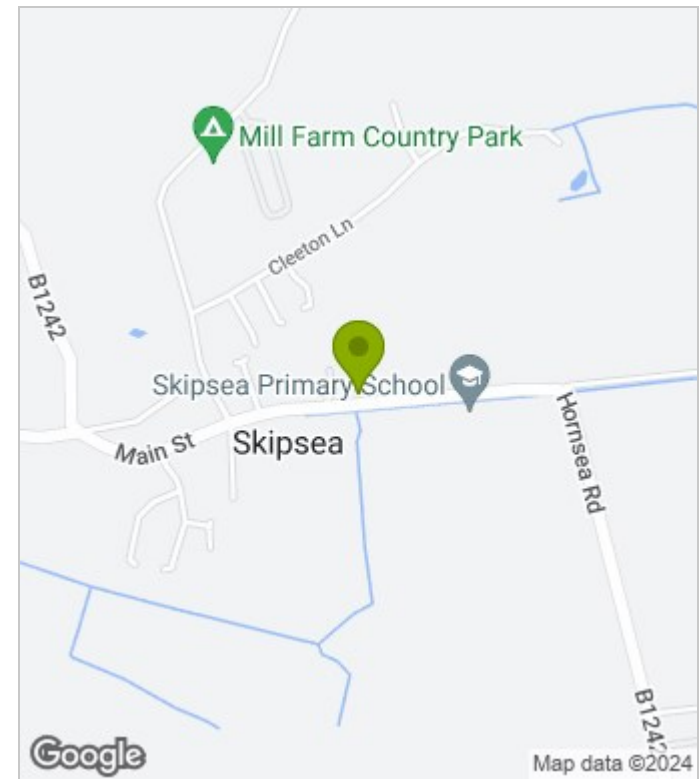
Light and power points, wooden barn style doors, side door.





Floorplan

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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>26</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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