



2 Simpsons Place
Driffield, East Yorkshire YO25 9BL
Offers over £475,000


WILLOWGREEN
ESTATE AGENTS

SOUTH FACING GARDEN Situated on a delightful corner plot this beautifully presented stylish modern home is a **MUST SEE!**

Offering a substantial four bedroomed layout, with two en-suites, family bathroom, three reception rooms, bespoke kitchen, laundry/utility room, garage and store. This property offers more than a passing glance. Briefly comprising, entrance hall, cloaks/wc, lounge, dining room, office, kitchen/breakfast room, laundry/utility room, first floor landing, four double bedrooms, one with dressing room, two en-suites and family bathroom. Super mainly lawned south facing rear garden, secure, walled and fenced. Large composite decked area, perfect for barbeques and a great entertaining space.

Hutton Cranswick is a thriving village, situated just 3 miles south of Driffield on the A164 road to Beverley in the county of East Yorkshire. It has a good selection of amenities including; a mini market, butcher shop, fish and chip shop, post office, farm shop, hairdresser, train station within walking distance, a public house that serves food, village school, pond and play park. Being in close proximity to Driffield, you also benefit from excellent transport links accessing the neighbouring costal roads and road networks to the motorways.

EPC rating B.



ENTRANCE HALL 10'2" x 3'3" (3.11 x 1.00)
A beautiful light and spacious hallway with kardean flooring, understairs cupboard, radiator, composite door into, stairs leading off and doors to. Opening into kitchen breakfast room.

CLOAKS/WC 2'11" x 7'9" (0.91 x 2.38)
With window to front elevation, vanity wash hand basin and wc, heated towel ladder, vinyl flooring and window to front elevation.

LOUNGE 11'4" x 17'3" (3.46 x 5.26)
With double oak doors into, radiator, feature fireplace with oak beam, wood burning stove in situ, bifold doors onto garden.

DINING ROOM 9'10" x 13'0" (3.01 x 3.97)
A fabulous shaped room with two radiators and French doors to garden.

OFFICE 9'10" x 7'10" (3.00 x 2.39)
With solid oak flooring, delightful 'bespoke' office suite with storage and desk, radiator and bay window to front elevation.

KITCHEN/ BREAKFAST ROOM 16'2" x 14'3" (4.93 x 4.36)
A real feature room with range of modern wall, base and drawer units, glass unit, island with storage cupboards, breakfast bar and wine cooler, 'Americican' fridge/freezer which is plumbed in, built-in double oven and microwave, induction hob, granite work surfaces, upstand and splash back, hot water tap, inset sink and mixer tap with drainer, two windows to rear elevation, Kardean flooring, ceiling spotlighting, radiator and Upvc side entrance door.

LAUNDRY ROOM 8'3" x 9'2" (2.52 x 2.81)
This was originally part of the double garage. With range of fitted cupboards, wall mounted gas central heating boiler, space and plumbing for washing machine and tumble dryer.

LANDING 17'0" x 7'8" (5.20 x 2.35)
A beautiful galleried landing with oak spindles and ballastrade. Airing cupboard and doors to.

BEDROOM 1 16'7" x 15'1" (5.07 x 4.60)
A fantantasic statement bedroom, offering space and

light, having two windows to the front elevation, radiator Tv point, opening into dressing room.

DRESSING ROOM 6'5" x 3'3",255'10" (1.96 x 1,78)
With radiator, window to front elevation, fitted with shelving and hanging rails.

EN-SUITE 9'10" x 5'9" (3.02 x 1.76)
With double shower cubicle, glass screen, thermostatic shower, 'Slipper' bath with freestanding taps, vanity wash hand basin with drawers and wc, heated towel ladder, fully tiled throughout, touch mirror with light, window to side elevation and ceiling spotlighting.

BEDROOM 2 10'5" x 14'3" (3.18 x 4.35)
With bay window to front elevation, radiator and TV point.

EN-SUITE 3'11" x 5'10" (1.20 x 1.80)
With vanity wash hand basin and wc, double shower cubicle with glass screen, heated towel ladder, vinyl flooring, extractor fan and wetwall to the walls.

BEDROOM 3 15'4" x 8'3" (4.68 x 2.52)
With radiator and window to rear elevation.

BEDROOM 4 10'4" x 10'7" (3.17 x 3.25)
With radiator and window to rear elevation.

FAMILY BATHROOM 8'3" x 6'2" (2.53 x 1.90)
With vanity wash hand basin and wc, panelled bath, heated towel ladder, double shower cubicle, thermostatic shower over, glass shower screen, vinyl flooring and extractor.

OUTSIDE
A super corner plot, open plan lawned frontage with shrub and flower borders, walled and fenced boundaries, gravelled and printed concrete driveway. Side gated access to the rear garden which is SOUTH FACING and mainly laid to lawn, composite decking area, barbeque area, timber shed, outside lighting and outside tap. A SUPER ENTERTAINING SPACE.

STORAGE 8'5" x 3'8" (2.59 x 1.14)
A garden store with double timber doors, power and light connected. (Originally part of the double garage).

GARAGE 8'6" x 15'2" (2.60 x 4.64)

With double timber doors opening into a single integral garage, with power and light connected. Access into utility room and sensored lighting.

PARKING
There is plenty of parking to the front of the property.

TENURE
We understand that the property is Freehold.

SERVICES
All mains services are connected to the property.

ENERGY PERFORMANCE CERTIFICATE
The energy performance rating is B.

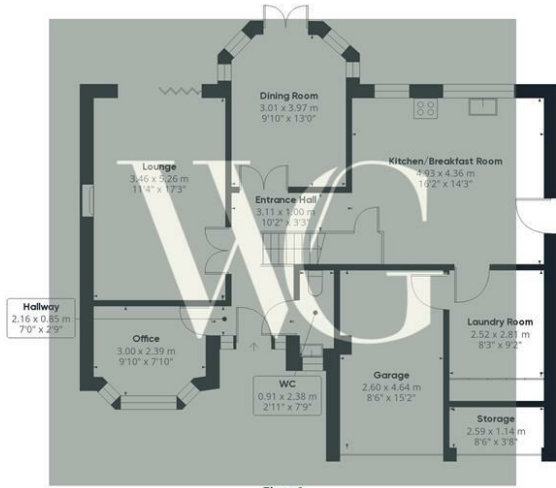
COUNCIL TAX BAND
The council tax band is E.

NOTE
The property has sensored lighting throughout. All internal doors are solid oak.

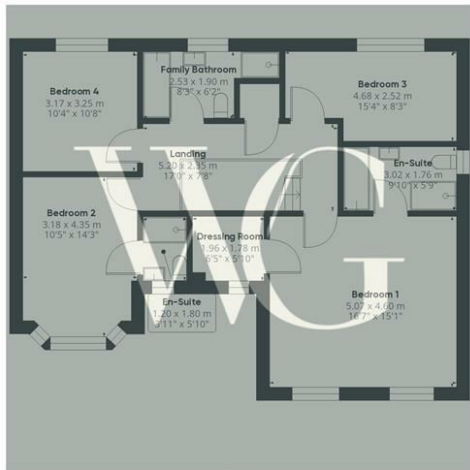
The solar panels would be negotiable, but are not included in the sale price (They do have four storage batteries).







Floor 1



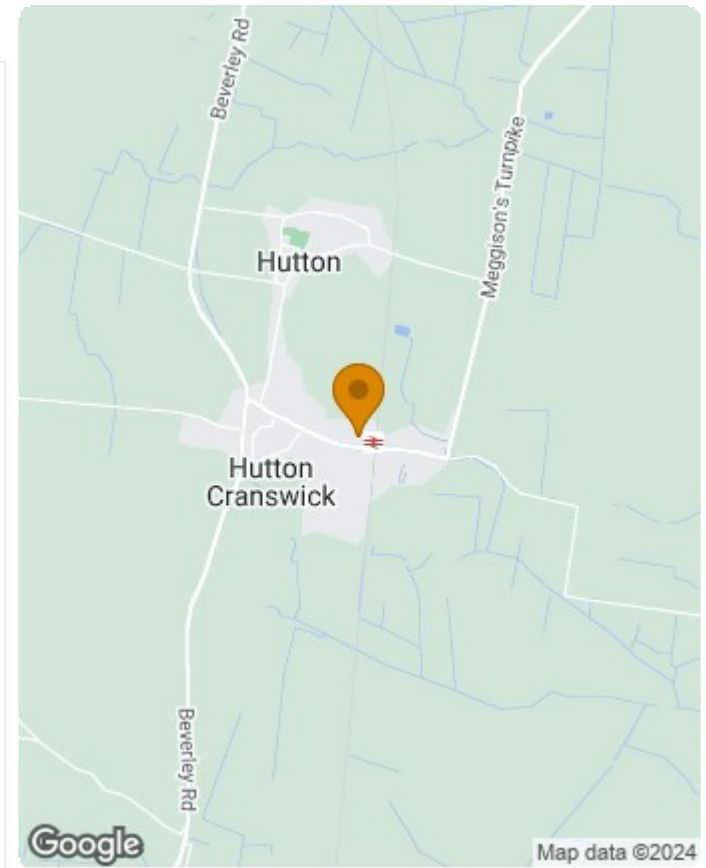
Floor 2

Approximate total area⁽¹⁾
180.82 m²
1946.35 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
83		89

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

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