



**17 Fern Close  
Driffield, YO25 6UR  
Offers over £400,000**

  
**WILLOWGREEN**  
ESTATE AGENTS

Situated at the head of the cul-de-sac, this light and spacious four bedroom detached house has been maintained and enhanced by the current owners, offering re-fitted kitchen and bathrooms, super modern decor and floor coverings.

The property briefly comprises, entrance hall, snug, cloaks/wc, lounge, kitchen, dining room and utility to the ground floor, first floor landing with four bedrooms, one with en-suite and family bathroom. Detached DOUBLE GARAGE, plenty of parking and good sized south facing rear garden. The property benefits from gas central heating and Upvc double glazing.

Named as one of The Sunday Times' "Best Places to Live in the North of England", Driffield is also known as The Heart of the Yorkshire Wolds. Nestled between the low undulating hills of Yorkshire's East Riding, Driffield is a friendly and welcoming market town offering a superb range of traditional shops, a buzzing weekly market, as well as excellent transport links and an extensive range of amenities for its residents and visitors to enjoy.

EPC rating D.



**ENTRANCE HALL** 18'2" x 5'10" (5.54 x 1.80)  
With laminate flooring, composite door into, stairs leading off and radiator. Doors to.

**CLOAKS/WC** 4'11" x 2'6" (1.50 x 0.77)  
With vanity wash hand basin and wc, laminate flooring, heated towel ladder, half tiled walls, ceiling spotlighting and extractor fan.

**SNUG** 8'8" x 8'8" (2.65 x 2.66)  
With bespoke fitted storage unit, TV point, laminate flooring, window to front elevation, radiator and coving.

**LOUNGE** 17'11" x 11'1" (5.48 x 3.40)  
With TV point, two radiators, feature fire place with oak beam, granite hearth and electric stove in situ, bespoke fitted units to both recesses, with shelving and stoarge, bay window to front elevation and coving.

**DINING ROOM** 12'0" x 11'3" (3.66 x 3.43)  
With French doors to garden, radiator and coving.

**KITCHEN** 15'8" x 8'7" (4.80 x 2.64)  
With recently re-fitted wall, base and drawer units, two built-in ovens, five ring induction hob, built-in dishwasher, 'American' fridge freezer (subject to separate negotiation) granite work surface with upstand and tiled splash back, extractor hood, ceiling spotlighting, inset stainless steel sink and mixer tap, window to rear elevation, modern radiator and laminate flooring.

**UTILITY ROOM** 6'2" x 5'9" (1.90 x 1.77)  
With rear entrance door and window, fitted cupboards, space for washer and tumble dryer, tiled splash back, radiator and extractor fan.

**LANDING** 12'6" x 3'3", 269'0" (3.83 x 1,82)  
With loft access and airing cupboard.

**BEDROOM 1** 16'2" x 11'4" (4.95 x 3.46)  
With radiator, TV point, range of fitted wardrobes and window seat, coving and window to front elevation. Door to en-suite.

**EN-SUITE** 5'2" x 5'11" (1.59 x 1.81)  
Recently re-fitted shower room with shower cubicle, glass screen, thermostatic, low level wc, vanity wash hand basin, modern radiator, window to front elevation,

floor tiling, part wall tiles, extractor and ceiling spot lighting.

**BEDROOM 2** 10'10" x 8'11" (3.32 x 2.74)  
With radiator, window to front elevation, range of fitted wardrobes and TV point.

**BEDROOM 3** 11'7" x 8'9" (3.54 x 2.68)  
With radiator, window to rear elevation and TV point.

**BEDROOM 4** 9'3" x 9'10" (2.84 x 3.02)  
With radiator and window to rear elevation. (This room is currently used as an office).

**BATHROOM** 6'2" x 7'4" (1.88 x 2.24)  
A super modern and light re-fitted bathroom with vanity wash hand basin and wc, 'P' shaped panelled bath, glass screen, thermostatic shower over, part tiled walls, tiled flooring, extractor fan, ceiling spotlighting and window to rear elevation.

**OUTSIDE**  
An open plan lawn frontage with block paved side driveway, parking for many cars, side gated access to the rear. The rear garden is SOUTH FACING, stone flagged patio, decking, lowered lawn with planters, slate beds and seating/ barbeque area.  
There is a car charging point on the driveway.

**GARAGE** 16'9" x 16'7" (5.13 x 5.06)  
A detached double garage with up and over door, power and light connected.

**TENURE**  
We undrstand that the proeprty is Freehold.

**SERVICES**  
All mains services are connected.

**ENERGY PERFORMANCE CERTIFICATE**  
The energy performance rating is D.

**COUNCIL TAX BAND**  
The council tax banding is E.







Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2



Approximate total area<sup>(1)</sup>

146.43 m<sup>2</sup>  
1576.19 ft<sup>2</sup>

Reduced headroom

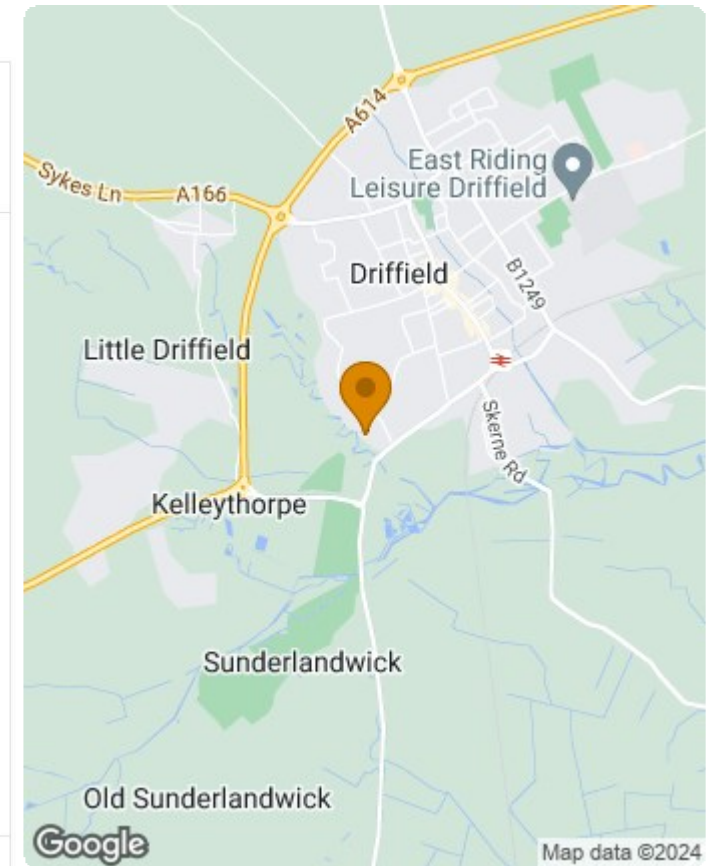
0.23 m<sup>2</sup>  
2.49 ft<sup>2</sup>

(1) Excluding balconies and terraces

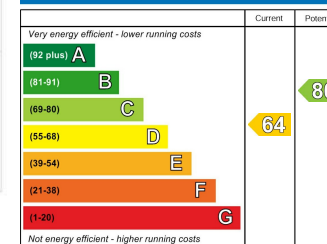
Reduced headroom  
(below 1.5m/4.92ft)

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

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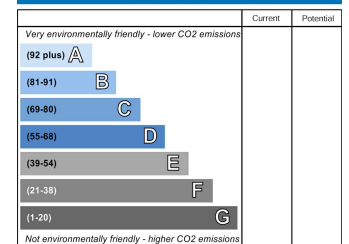
Energy Efficiency Rating



England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating



England & Wales

EU Directive 2002/91/EC



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