



**4 The Paddocks**  
**Driffield, YO25 6YQ**  
**Offers in the region of £285,000.**

  
**WILLOWGREEN**  
ESTATE AGENTS

**\*\*SUPERB FAMILY HOME\*\*** A beautifully presented four bedroom detached house, situated on a superb plot with generous frontage and good sized private rear garden. The property briefly comprises, entrance hall, lounge, snug, kitchen/diner, sitting room, utility room, cloaks/wc, landing, four bedrooms, one with en-suite and dressing area and family bathroom.

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** 5'3" x 5'9" (1.62 x 1.77)  
With Upvc door into, stairs leading off, laminate flooring, coving and doors to.

**LOUNGE** 13'10" x 12'10" (4.22 x 3.93)  
With radiator, window to front elevation, feature cast iron fireplace with white surround, coving and TV point.

**SNUG** 8'9" x 6'11" (2.68 x 2.13)  
With radiator, window to the front elevation and coving.

**KITCHEN/DINER** 9'9" x 16'6" (2.98 x 5.04)  
A modern range of wall and base units, built-in dishwasher, electric oven, hob and extractor, space for fridge freezer, oak work surfaces, vinyl flooring, tiled splash back, two windows and door to rear elevation, understairs cupboard and radiator.

**SITTING ROOM** 9'11" x 7'8" (3.03 x 2.35)  
With radiator, coving and french doors to garden.

**UTILITY ROOM** 4'2" x 7'4" (1.28 x 2.25)  
With spce for washing machine and tumble dryer, work surface over, wall mounted gas central heating boiler, coving, ceiling spotligfhting and vinyl flooring.

**CLOAKS/WC** 2'10" x 3'10" (0.87 x 1.19)  
With vanity wash hand basin, low level wc, extrcator fan and ceiling spotlighting.

**LANDING** 10'0" x 6'0" (3.05 x 1.85)  
With loft access, coving, airing cupboard and doors to.

**BEDROOM 1** 20'4" x 7'5" (6.22 x 2.28)  
With range of fitted furniture, TV point, radiator and window to front elevation.

**ENSUITE** 6'1" x 7'5" (1.86 x 2.27)  
With modern white suite comprising, corner bath, twin vanity hand basins, low level wc, part tiled walls, tiled flooring, heated towel ladder and window to rear elevation.

**BEDROOM 2** 9'3" x 8'9" (2.82 x 2.68)  
With built-in storage cupboard, window to rear elevation, coving and radiator.

**BEDROOM 3** 10'4" x 8'3" (3.16 x 2.52)  
With built-in storage cupbaord, radiator, coving and window to front elevation.

**BEDROOM 4** 7'3" x 7'9" (2.23 x 2.38)  
With Radiatir, window to front elevation and coving.

**FAMILY BATHROOM** 6'0" x 7'3" (1.83 x 2.21)  
With a modern white suite comprising 'P' shaped bath, glass shower screen, thermostatic shower over, twin vanity sinks, low level wc, storage cupboard, heated towekl ladder, vinyl flooring, tiled walls, window to rear elevation and extractor fan.

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

**OUTSIDE**  
The property has a very large frontage with parking for several vehicles, lawned areas, trees, shrubs, side gated access to the rear garden. The rear garden is laid to lawn with flagged patio, garden pergola with seating area, playhouse and timber garden shed. Outside tap and outside lighting.

**TENURE**  
We understand that the property is Freehold.

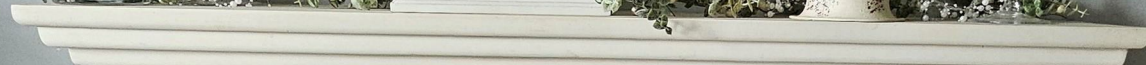
**SERVICES**  
All mains services are connected to the property.

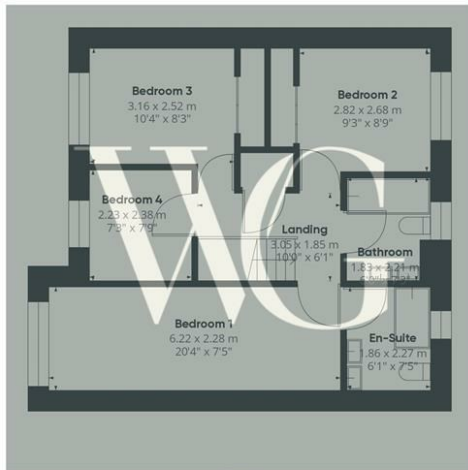
**ENERGY PERFROMANCE CERTIFICATE**  
The energy performance rating is D.

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

**NOTE**





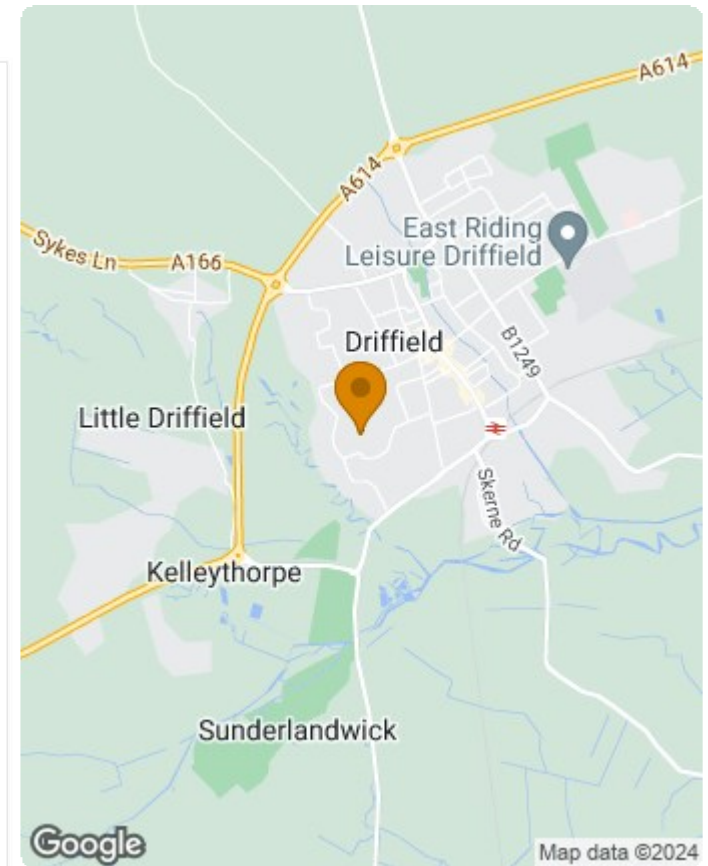


Approximate total area<sup>(1)</sup>  
 107.31 m<sup>2</sup>  
 1155.08 ft<sup>2</sup>

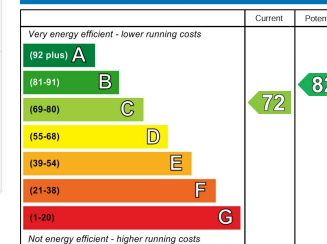
(1) Excluding balconies and terraces

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

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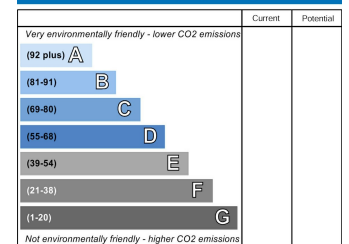


**Energy Efficiency Rating**



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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