



**3 Nunings Way
Driffield, YO25 4HL
Asking price £435,000**

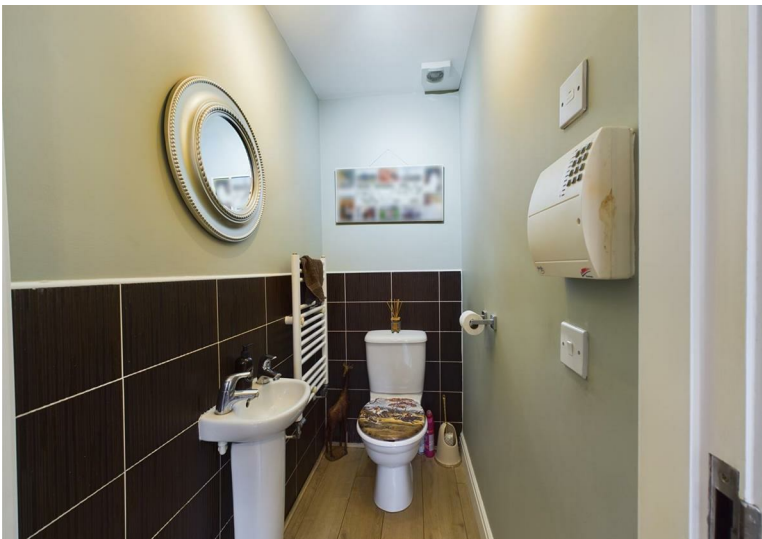

WILLOWGREEN
ESTATE AGENTS

The former SHOW HOUSE on the development! Sitting proud on the plot, this delightful well maintained four bedroom detached house with potential double garage, gardens and parking for many vehicles. SUPERB FAMILY ACCOMMODATION!

The property briefly comprises, entrance hall, cloaks/wc lounge, kitchen/living/diner, landing, four bedrooms one with en-suite and family bathroom. Generous plot. MUST BE VIEWED!

Nafferton is situated south of the A614 (Driffield to Bridlington) road and north of the Hull to Scarborough railway line. The railway station and bus service provides public transport to the neighbouring coastal market towns including Driffield which is 2 miles distant. The village has a much sought after primary school, Norman Church standing on rising ground overlooking the spring fed mere, which is a focal point in the village. Other facilities include post office, public houses and recreation ground etc.

EPC Rating C



ENTRANCE HALL

With composite door into, laminate flooring, coving and stairs leading off. Doors to.

CLOAKS/ WC

With modern white suite comprising low level wc, pedestal wash hand basin, part tiled walls, coving, heated towel ladder and laminate flooring.

LOUNGE

A beautiful airy room with plenty of light flooding in, with feature fireplace, gas fire in situ, square bay window to side elevation, further side window and window to front elevation, coving, two radiators, laminate flooring and TV point.

KITCHEN/ LIVING/ DINER

A fabulous open plan family room. With modern range of wall, base and drawer units, breakfast bar with stainless steel sink and mixer tap, electric oven, gas hob, extractor fan and splash back, work surface over, built-in fridge freezer and dishwasher. Ceiling spotlighting, TV point, laminate flooring, french doors to garden and radiators.

UTILITY ROOM

With under stairs storage, wall mounted gas central heating boiler, rear entrance door, base unit with work surface over, space for washing machine, shelving and stainless steel sink and mixer tap.

LANDING

With window to rear, airing cupboard housing hot water cylinder, loft access, coving and doors to.

BEDROOM 1

With window to front elevation, radiator, range of fitted wardrobes and door to en-suite.

EN-SUITE

With double shower cubicle, thermostatic shower over, glass screen, low level wc, pedestal wash hand basin, heated towel ladder radiator, tiled flooring, window to side elevation, extractor fan and ceiling spotlighting.

BEDROOM 2

With windows to side and rear elevations and radiator.

BEDROOM 3

With window to side and front elevations and radiator.

BEDROOM 4

With storage cupboard, window to front elevation and radiator.

FAMILY BATHROOM

With white suite comprising, panelled bath with thermostatic shower over, shower screen, pedestal wash hand basin, low level wc, part tiled walls, tiled flooring, window to rear elevation, extractor fan and ceiling spotlighting.

OUTSIDE

The property sits proud on the plot with a lovely spacious frontage, plenty of parking on the block paved driveway. Garden to all sides, lawned frontage with shrubs and trees, side lawned area and the rear garden is a sunny and mainly laid to lawn with Italian porcelain patio and colourful borders, securely fenced with timber garden shed. Outside tap and outside lighting.

DOUBLE GARAGE POTENTIAL

There is a potential double garage, which is currently used as storage and has two sets of French doors to the front elevation, these could easily be changed to garage doors. (This was the former show house therefore was used as a sales office prior to being sold). The garage area is tiled and has a cloaks wc within the building. Power, light and water connected.

TENURE

We understand that the property is Freehold.

SERVICES

All mains services are connected.

ENERGY PERFORMANCE CERTIFICATE

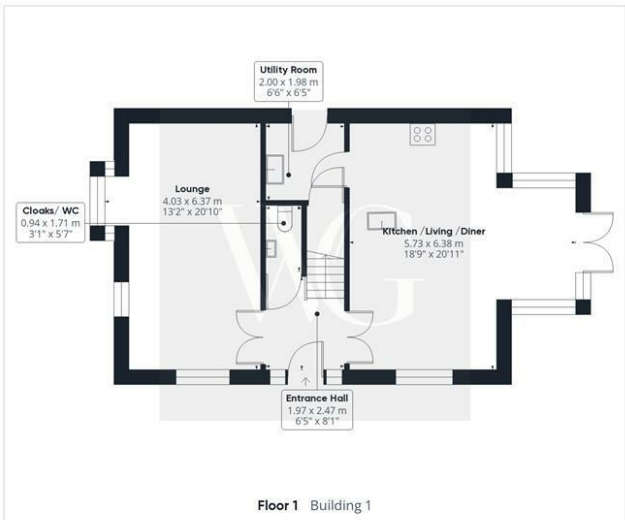
The energy performance rating is C.

COUNCIL TAX BAND

The council tax band is E.

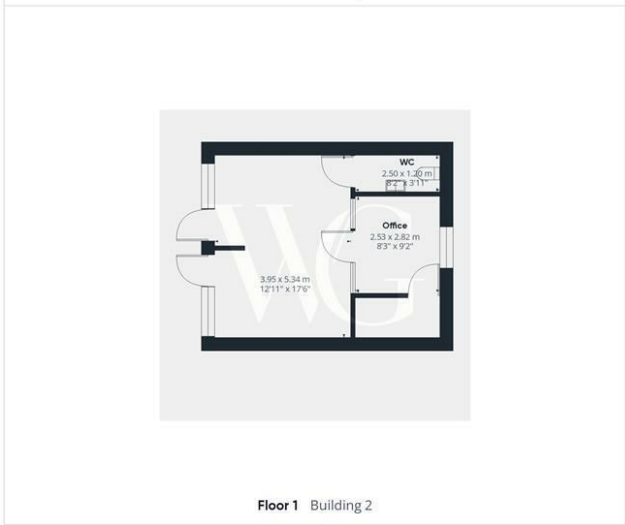






WG

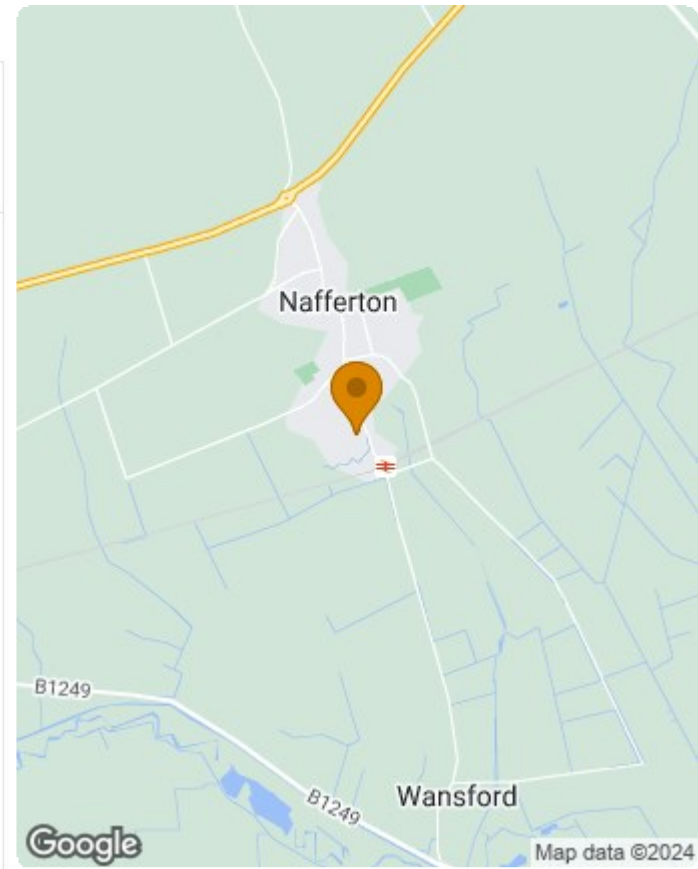
Approximate total area¹⁾
 158.68 m²
 1707.98 ft²



(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			
England & Wales	EU Directive 2002/91/EC	72	83

Environmental Impact (CO ₂) 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	EU Directive 2002/91/EC		



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