



**Hedgehogs Queens Mead, off South Avenue
Driffield, East Yorkshire YO25 9TJ
Asking price £750,000**


WILLOWGREEN
ESTATE AGENTS

Situated and nestled in the serene and picturesque village of Lund, is the exceptional 4 bedroom detached property which offers a perfect blend of modern comfort and rural charm. With breathtaking open views and spacious living areas, this home is ideal for families seeking tranquility and luxury.

The property briefly comprises, entrance hall, playroom, study, lounge, Kitchen/inner hall, kitchen, utility room and dining/sitting room to the ground floor, landing, master bedroom with ensuite and dressing area, three further bedrooms and family bathroom the the first floor. The property is situated on a generous plot with private garden, and plenty of parking.

Lund is a village and civil parish in the East Riding of Yorkshire, England. It is situated approximately 6 miles (10 km) north-west of Beverley and 7 miles (11 km) south-west of Driffield.

EPC rating D



ENTRANCE HALL 17'00 x 4'9 (5.18m x 1.45m)
A light and spacious entrance hall with timber glazed door into, oak flooring, radiatir, coving, understairs shoe storage cupboards, stairs leading off and doors to.

GUEST CLOAKROOM 6'00 x 2'7 (1.83m x 0.79m)
With modern white suite comprising wall mounted wash hand basin, low level wc, oak flooring, part timber panelled walls and window to front elevation.

STUDY 10'4 x 8'00 (3.15m x 2.44m)
With window to front elevation, radiator, TV point and coving.

PLAYROOM/ BEDROOM 5 13'00 x 10'4 (3.96m x 3.15m)
With windows to front and side elevations, radiator, oak flooring and range of fitted storage cupboards.

LOUNGE 18'00 x 11'9 (5.49m x 3.58m)
A super cosy but spacious room with bi folding doors to dining area, feature fireplace with multi-fuel stove, coving, radiator, ceiling spots and TV point.

KITCHEN/ INNER HALLWAY 13'00 x 10'7 (3.96m x 3.23m)
A good sized area with oak flooring and plenty of storage and space for 'American' fridge freezer.

Could be used for a variety of uses, ie boot room, further seating areas.

UTILITY ROOM 13'00 x 5'10 (3.96m x 1.78m)
Witha range of wall and base units, floor mounted oil fired central heating boiler, stainelss steel sink with mixer tap, space for washing machine and tumble dryer, oak flooring, ceiling spotlighting, window and door to side elevation.

KITCHEN 15'7 x 14'00 (4.75m x 4.27m)
The kitchen features an open-concept design, seamlessly connecting to the dining and living areas. This layout fosters a spacious and airy feel, ideal for entertaining and family gatherings. A central island serves as the focal point, providing additional counter space, storage, and seating. It's equipped with a built-in dishwasher, inset sink and mixer tap and water softener. With windows to the side and rear elevations with superb garden views, oak flooring, coving, ceiling spot lighting, TV point, and range cooker.

OPENING INTO

DINING AREA
30'00 x 13'8 into sitting area (9.14m x 4.17m into sitting area)

With tiled flooring, coving, ceiling spotlighting, skylight lantern to allolw light to flow into property, wet underfloor heating system, opening into sitting room.

OPENING INTO

SITTING ROOM
With fabulous curved fireplace with multi fuel burning stove in situ, tiled flooring, wet underfloor heating, coving, TV point, ceiling spotlighting, side windows and bi fold doors to garden, with open views to the rear.

LANDING 15'7 x 3'00 (4.75m x 0.91m)
A bright galleried landing with window to front elevation offering views accross the fields, radiator, ceiling spotlighting, coving and airing cupboard.

BEDROOM 1 15'7 x 14'00 (4.75m x 4.27m)
A delightful master bedroom with king truss, open countryside views, two velux windows offering direct light, large window to rear elevation, radiators, timber panelling to one wall and ceiling spotlighting.

DRESSING ROOM 13'00 x 9'6 (3.96m x 2.90m)
With range of fitted wardrobes, coving and ceiling spotlighting.

EN-SUITE 9'00 x 8'00 (2.74m x 2.44m)
A real statement room, with modern white suite comprising slipper bath, low level wc, pedestal wash hand basin, double shower cubicle with thermostatic shower over, fully tiled throughout, underfloor heating, ceiling spotlighting and window to side elevation.

BEDROOM 2 11'00 x 10'6 (3.35m x 3.20m)
With coving, window to rear elevation, range of fitted wardrobes and radiator.

BEDROOM 3 11'00 x 9'6 (3.35m x 2.90m)
With two sets of fitted wardrobes, radiator, ceiling spotlighting and window to front elevation.

BEDROOM 4 10'2 x 10'00 (3.10m x 3.05m)
With range of fitted wardrobes, window to front elevation, radiator and coving.

BATHROOM 8'00 x 6'00 (2.44m x 1.83m)
A family bathroom with 'P' shaped bath, glass shower screen, thermostatic shower over, low level wc and wall mounted wash hand basin, heated towel ladder, window to side elevation, tiled walls, vinyl flooring and ceiling spotlighting.

OUTSIDE
Situated in the plot the property stands proud, having large front and rear gardens gives the house privacy and seclusion. A timber gated acces with brick pillars meets you as you enter the gravelled and block paved driveway, large lawned frontage screened by laurel hedging, side gated access to the rear, further parking leading to the garage. An expanse of lawn to the rear, patio area, shrubs and colourful flowers and trees to the borders, timber garden shed, outdoor kitchen and gym with seating area and decking offering views over open fields.

There is outdoor lighting, taps, wifi, CCTV and TV point.

OUTDOOR KITCHEN

The outdoor kitchen is a timber build with two remote roller shutter doors to the front elevation. The kitchen is fitted with hot and cold water, dishwasher, space for fridge, TV point and sockets.

GYM 16'00 x 10'10 (4.88m x 3.30m)
The gym could be used for a variety of uses, with laminate flooring, air conditioning, TV point and power and light connected.

PARKING

There is an abundance of parking with the boundaries of the property.

Offering space for trailers, boats, caravans and motorhomes should it be required.

DOUBLE GARAGE 16'8 x 16'00 (5.08m x 4.88m)
A detached brick and tile build with side personnel door and remote up and over door, power and light connected.

TENURE

We understand that the property is Freehold.

SERVICES

All mains services are connected. (There is no gas to the village).

ENERGY PERFORMANCE CERTIFICATE

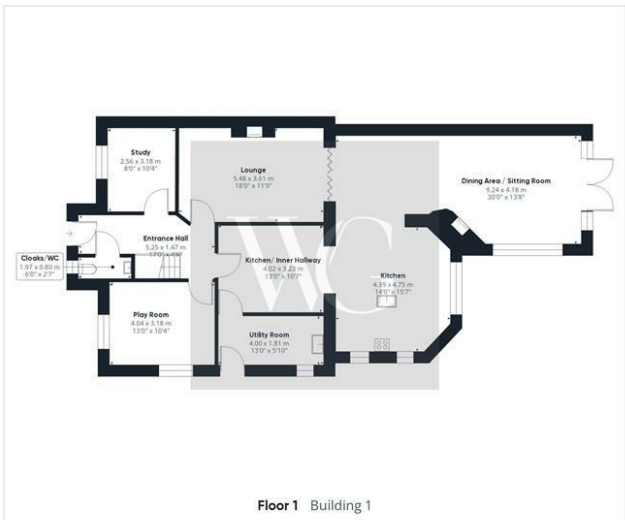
The energy performance rating is D.

COUNCIL TAX BAND

The council tax banding is F.







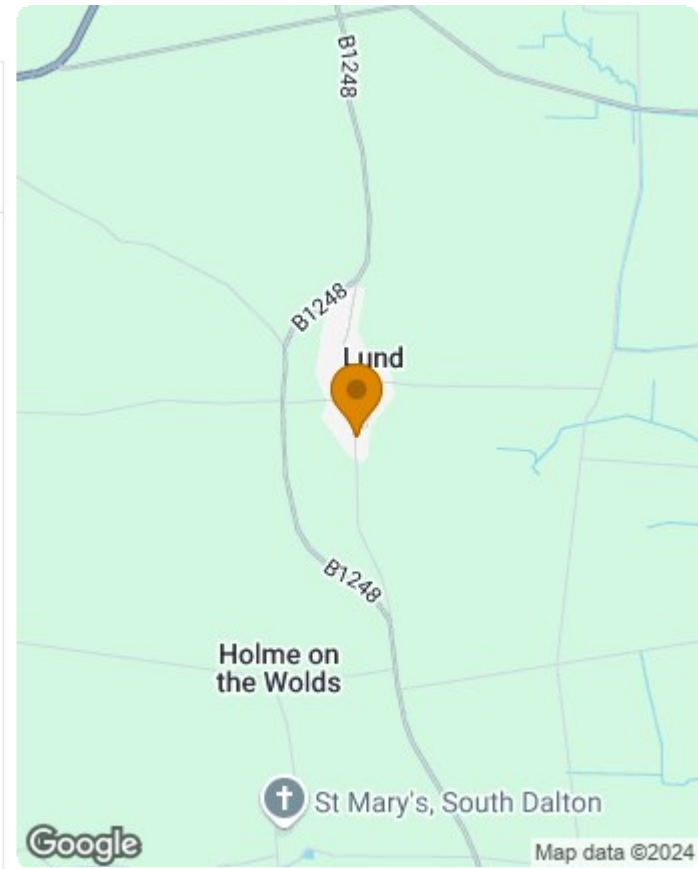
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Approximate total area¹⁾
 264.15 m²
 2843.29 ft²

(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	62	72

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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