



3 Blakedown Drive
Driffield, YO25 6BD
Asking price £410,000


WILLOWGREEN
ESTATE AGENTS

This is an exceptional detached home located within one of the most sought-after developments, known for its exclusivity and refined living. This four-bedroom, three bathroom, residence exudes sophistication, offering a perfect blend of contemporary design and timeless elegance. Fabulous manicured gardens, attached single garage with remote door to front, parking and solar panels.

The property briefly comprises entrance hall, study, cloaks/ wc, lounge, kitchen/living/diner, utility, landing, four bedrooms, two en-suites and family bathroom. The property boasts expansive living spaces, with an open-plan layout that seamlessly connects the living room, dining area, and well fitted kitchen, all bathed in natural light.

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 B



ENTRANCE HALL 6'0" x 16'10" (1.85 x 5.15)
With composite door into, stairs leading off, laminate flooring, understairs cupboard, underfloor heating and doors to.

STUDY 10'3" x 6'9" (3.13 x 2.08)
With window to front elevation and underfloor heating.

CLOAKS/ WC 2'10" x 5'9" (0.87 x 1.77)
With modern vanity wash hand basin and low level wc, underfloor heating, extractor fan and laminate flooring.

KITCHEN/LIVING/DINER 16'11" x 12'7" (5.16 x 3.84)
A light and spacious room with recently re-fitted sliding patio doors to garden. A modern range of two tone units with integrated fridge freezer, dishwasher, double oven with combination microwave, induction hob and extractor, quartz work surface and full splash back, inset 1 1/2 bowl sink and mixer tap, laminate flooring, TV point, middle electric blind and two manual blinds to the patio doors, ceiling spotlighting, double oak doors to lounge, undercounter lighting and kickboard lighting.

UTILITY ROOM 7'1" x 6'0" (2.17 x 1.84)
With modern range of wall and base units, sink and mixer tap, work surface over, laminate flooring and side door to garage.

LOUNGE 12'0" x 21'11" (3.68 x 6.70)
A dual aspect living room with window to front elevation and bi-fold doors to the rear overlooking the garden. Feature fireplace with modern electric fire in situ, coving, TV point, multi-media system and two small side windows.

LANDING 6'0" x 16'0" (1.83 x 4.89)
A spacious galleried landing with window to front elevation, landing and loft access. Doors to.

BEDROOM 1 10'7" x 14'2" (3.23 x 4.32)
With coving, window to rear elevation, TV point, thermostat and door to en-suite.

EN-SUITE 6'1" x 8'7" (1.86 x 2.63)
A large bright well fitted room with vanity wash hand basin, shower cubicle with thermostatic shower over, glass screen, low level wc, laminate flooring, heated towel ladder, fully tiled walls and window to front elevation.

BEDROOM 2 10'9" x 9'1" (3.28 x 2.78)
With window to rear elevation and radiator.

EN-SUITE 8'8" x 3'10" (2.66 x 1.17)
With double shower cubicle, thermostatic shower over, glass screen, vanity wash hand basin, low level wc, half tiled walls, laminate flooring, ceiling spotlighting, heated towel ladder, extractor and window to side elevation.

BEDROOM 3 12'1" x 8'3" (3.69 x 2.52)
Another double room, currently used as a hobbies room, with airing cupboard housing the hot water cylinder, radiator and window to front elevation.

BEDROOM 4 10'7" x 7'5" (3.23 x 2.28)
With window to front elevation and radiator.

FAMILY BATHROOM 7'4" x 5'6" (2.25 x 1.69)
With modern white suite comprising, panelled bath, vanity wash hand basin, low level wc, heated towel ladder, window to rear elevation, ceiling spotlighting and extractor.

GARAGE
An attached single garage with remote up and over door to front and rear personnel door, power and light connected.

PARKING
There is parking to the front of the garage.

GARDEN/ OUTSIDE
The property sits in a quiet cul-de-sac location with shallow garden frontage, side driveway leading to garage and dual gated accesses to the rear garden. The rear garden is landscaped and manicured offering height and colour. Seating areas, timber garden shed, outside lighting, sockets and tap.

SOLAR PANELS
The solar panels are included in the sale and have the benefit of a feed in tariff. There is a Iboost for the hot water which runs from the solar panels.

TENURE
We understand that the property is Freehold.

SERVICES
All mains services are connected.

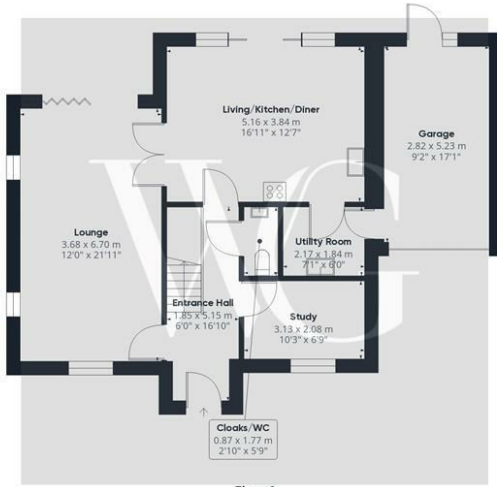
ENERGY PERFORMANCE CERTIFICATE
The energy performance rating is B.

COUNCIL TAX BAND
The council tax banding is E.

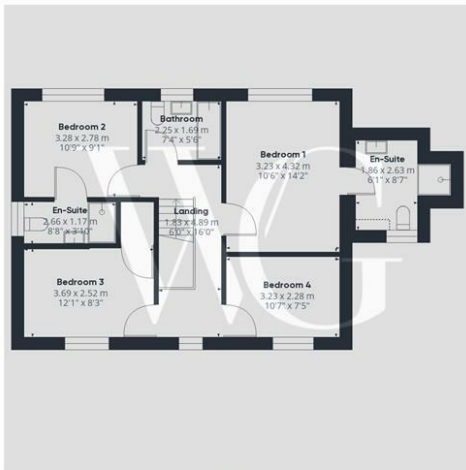
NOTE
There is a burglar alarm connected.







Floor 1



Floor 2

WG

Approximate total area⁹
 143.82 m²
 1548.07 ft²
 Reduced headroom
 0.29 m²
 3.12 ft²

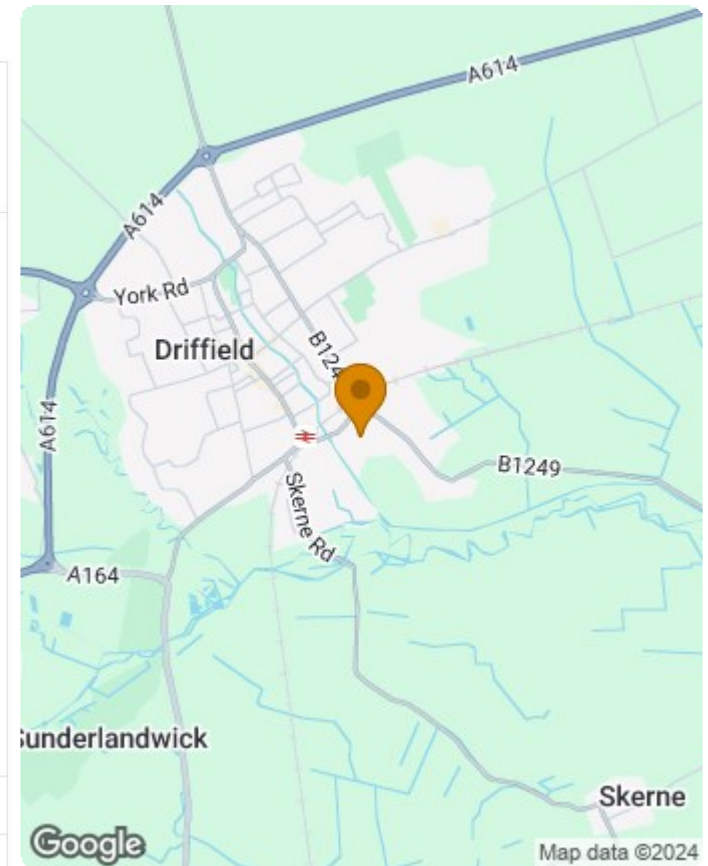
(1) Excluding balconies and terraces

Reduced headroom
 Below 1.5 m/5 ft.

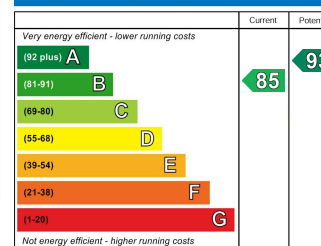
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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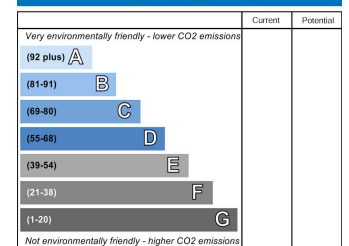


Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC



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