



7 Chestnut Avenue
Driffield, YO25 6SH
Asking price £350,000


WILLOWGREEN
ESTATE AGENTS

*** NO ONWARD CHAIN ***ARE YOU LOOKING FOR VIEWS OVER OPEN COUNTRYSIDE? Offering for sale this beautifully maintained four bedroom detached home, with good sized garden, plenty of parking and double garage. The property briefly comprises, entrance hall, cloaks/ wc, lounge/diner, kitchen, living/ breakfast room, utility room, conservatory to the ground floor with four double bedrooms to the first floor and modern family shower room.

Local to Driffield town centre this property is perfect for, families or anyone looking to downsize or relocate. Driffield compromises of independent shops, cafe's, restaurants, GP surgery's, Dental practices, supermarkets, schools and local transport including train and bus services.

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 C



ENTRANCE HALL 5'10" x 11'8" (1.79 x 3.57)
With composite door into, radiator, storage cupboard and stairs leading off. Doors to.

CLOAKS/ WC 2'10" x 7'1" (0.88 x 2.18)
With vanity wash hand basin, low level wc, vinyl flooring and window to side elevation.

LOUNGE/ DINER 11'10" x 19'10" (3.61 x 6.05)
A bright and airy room with bay window to the front elevation and further window to the front, feature fireplace with oak beam and slate hearth, wood burning stove in situ, radiator, TV point, coving and wall lighting.

LIVING/ BREAKFAST ROOM 43'7" x 35'9" (13.3 x 10.9)
With windows to rear and side elevations, radiator and TV point, open plan into kitchen. A super family space, ideal for dining and sitting.

KITCHEN 21'8" x 8'7" (6.61 x 2.62)
A re-fitted modern kitchen with a full range of wall, base and drawer units, corner cupboard with magic pull out shelving, double oven with microwave, electric hob and extractor over, 1 1/2 bowl stainless steel sink and mixer tap, built-in dishwasher, full splash back, work surface over and vinyl flooring. Window to rear elevation with open views and side entrance door to utility room.

UTILITY ROOM 7'6" x 10'2" (2.31 x 3.11)
A great space with range of base units, space for washer and tumble dryer, stainless steel sink and mixer tap, work surface over, window to conservatory and side entrance door.

CONSERVATORY 12'2" x 9'10" (3.73 x 3.02)
A upvc and brick garden room which is spacious and bright, french doors to garden and open views over fields.

LANDING 9'8" x 9'9" (2.97 x 2.98)
A beautiful arched window to the side elevation, radiator and doors to.

BEDROOM 1 13'3" x 10'7" (4.06 x 3.23)
With range of fitted wardrobes, drawers and dressing table, window to rear elevation, coving and radiator.

BEDROOM 2 11'11" x 10'6" (3.65 x 3.21)

With mirrored wardrobes with sliding doors, bay window to front elevation, coving and radiator.

BEDROOM 3 11'10" x 9'0" (3.63 x 2.75)
With window to rear elevation, storage cupboard and radiator. Open views.

BEDROOM 4 10'0" x 8'11" (3.06 x 2.74)
With range of fitted wardrobes, dressing table and drawers, window to front and side elevations, radiator and coving.

BATHROOM 9'7" x 5'5" (2.94 x 1.66)
A tastefully re-fitted shower room with double length shower cubicle, shower over, glass screen, storage cupboard, two modern heated towel ladders, vanity wash hand basin and low level wc, two windows to side elevation, part tiled walls and vinyl flooring.

OUTSIDE
The property sits proud on the plot with superb frontage with flower beds, small cherry blossom tree and parking for many vehicles. Side gated access to the rear garden, the rear garden is established and mainly laid to lawn with colourful borders, planting of trees, shrubs, flowers, all in an abundance of colour, there is a timber garden shed, summerhouse and greenhouse and the boundaries are securely fenced. The garden offers a sunny aspect and is very private. There is an outside tap and outside lighting, there is power to the garden shed.

DOUBLE GARAGE
The double garage has power and light connected, with rear door and remote up and over door to the front.

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

TENURE
We understand that the property is Freehold.

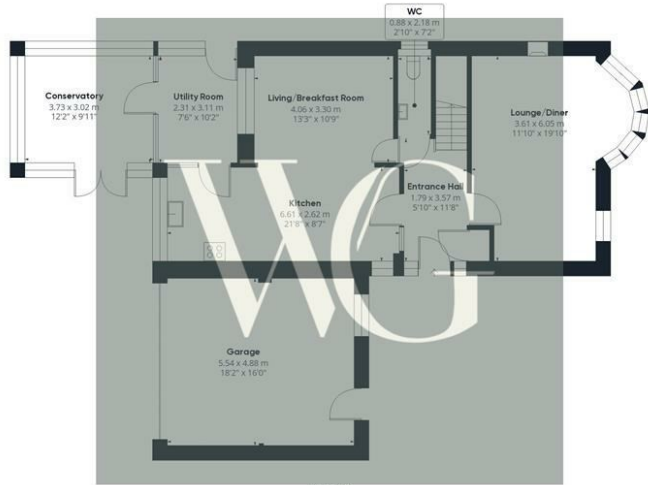
SERVICES
All mains services are connected to the property.

ENERGY PERFORMANCE CERTIFICATE
The energy performance rating is C.

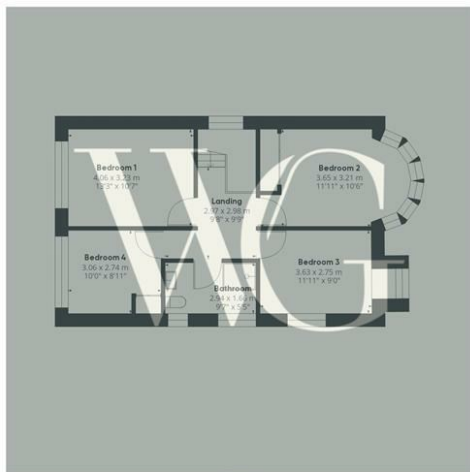
COUNCIL TAX BAND
The council tax band is D.







Floor 1



Floor 2

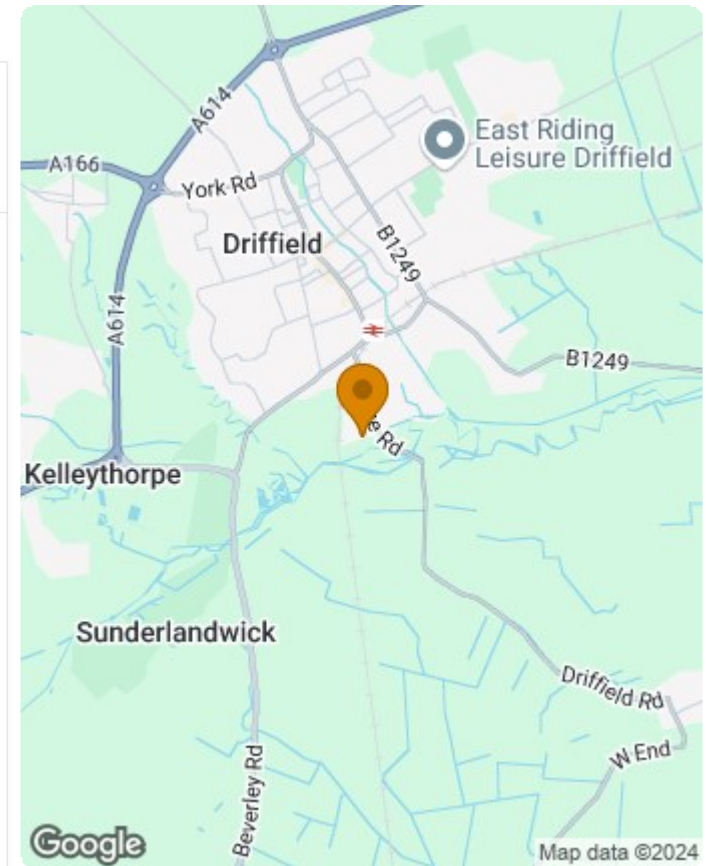
WG

Approximate total area⁽¹⁾
176.17 m²
1896.31 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 | 70 | 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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