



**2 Fairfield Close
Driffield, YO25 4JH
Asking price £399,950**


WILLOWGREEN
ESTATE AGENTS

Tucked away in a quiet cul-de-sac in a highly sought-after village, this impressive 4-bedroom detached house offers an ideal family home with spacious living and beautifully maintained mature gardens. Located within walking distance of local amenities, this property combines the tranquility of village life with modern convenience.

Situated in a desirable village location, the property benefits from a strong local community with amenities such as village pubs, shop recreation facilities and primary school all within easy reach. The property briefly comprises of, entrance hallway, lounge, dining room, cloaks/WC, kitchen/diner, utility room, four double bedrooms, en suite and family bathroom, double garage and parking.

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 - TBC



ENTRANCE HALLWAY

UPVC door into, laminate flooring, storage cupboard, radiator, understairs cupboard.

DINING ROOM 13'10" x 10'9" (4.23 x 3.30)

A light and airy room with window to front elevation, coving, laminate flooring. Radiator.

LOUNGE 19'7" x 11'10" (5.99 x 3.63)

Flooded with natural light, window to front elevation, french doors to rear leading into the garden. Feature wall mounted electric fire, coving, laminate flooring. Radiator.

CLOAKS/WC

Window to rear elevation, low flush WC, corner vanity wash hand basin, fully tiled.

KITCHEN/DINER 22'7" x 10'1" (6.89 x 3.08)

Window and french doors to rear elevation. Fitted with a range of base and wall units with granite worktops over. Integrated dishwasher, fridge freezer, oven and hob with extractor over. Tiled flooring, further door to front giving access to the garage and the front of the property.

UTILITY ROOM 8'0" x 6'3" (2.44 x 1.91)

Fitted with a range of base units, larder unit, plumbing for washing machine and tumble dryer. Door to rear elevation.

LANDING

Window to rear elevation, coving, loft access, storage cupboard.

BEDROOM 1 14'0" x 9'10" (4.27 x 3.02)

Window to rear elevation, coving, radiator.

EN-SUITE

Modern suite, low flush WC with sink over, corner shower.

BEDROOM 2 11'11" x 9'10" (3.64 x 3.00)

Window to rear elevation, fitted wardrobes, covering, radiator.

BEDROOM 3 10'11" x 9'6" (3.34 x 2.90)

Window to rear elevation, storage cupboard, radiator.

BEDROOM 4 9'6" x 26'7" (2.90 x 8.11)

Window to front elevation, radiator.

BATHROOM

Fitted with a modern 4 piece suite. Low flush WC, pedestal wash hand basin, free standing bath, corner shower cubicle, fully tiled, radiator.

GARDEN

Step outside and enjoy the peace and tranquility of this property's meticulously maintained garden. Designed for both relaxation and enjoyment, the mature garden features a beautifully manicured lawn, established flower beds, and a variety of plants that provide year-round colour and interest. The garden is home to a selection of fruit trees, providing a charming, natural addition and offering the chance to harvest your own fresh fruit in season. This garden is a true retreat, offering both privacy and beauty, making it an ideal space for outdoor living and leisure.

PARKING

Driveway to the side of the property providing off street parking.

GARAGE

Double garage with electric door, power, wall mounted boiler. side access.

TENURE

We understand that the property is Freehold.

SERVICES

All mains services are connected to the property.

ENERGY PERFORMANCE CERTIFICATE

TBC

COUNCIL TAX BAND

The council tax band is E.





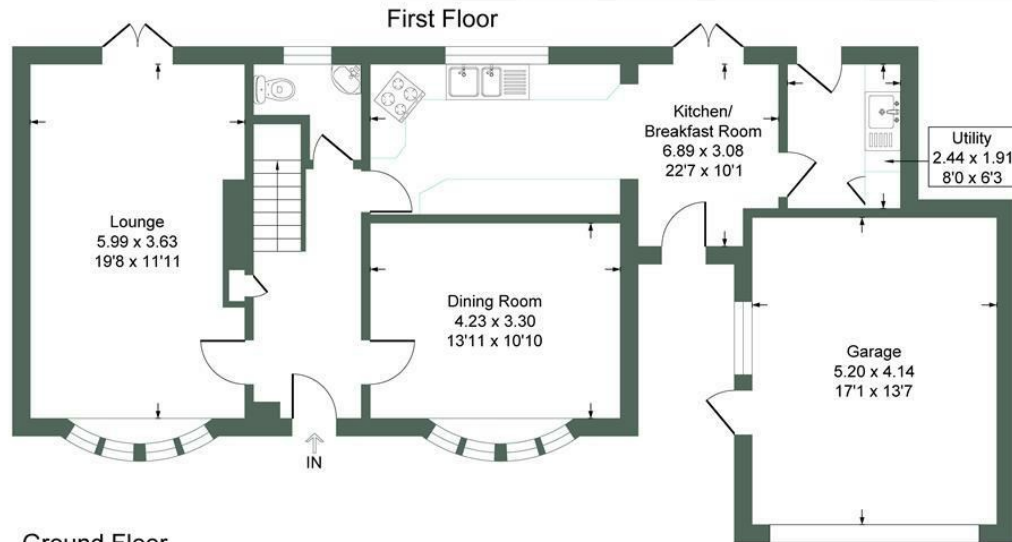
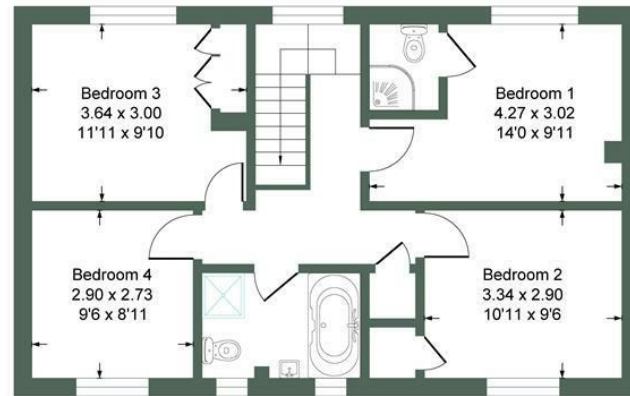


2 Fairview Close, Nafferton YO25

Approximate Gross Internal Floor Area = 133.9 sq m / 1441 sq ft

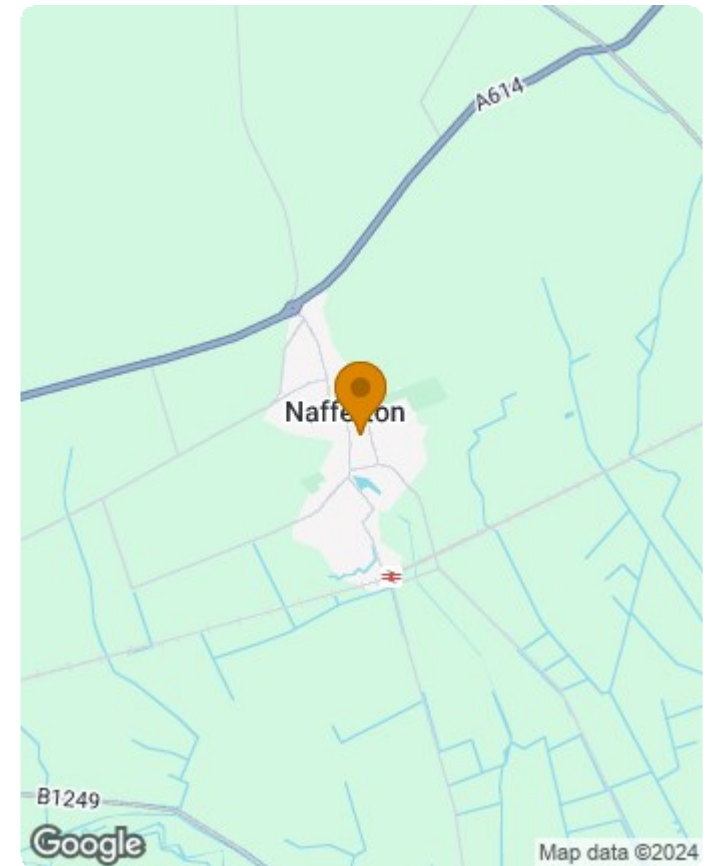
Garage Area = 21.5 sq m / 238 sq ft

Total Area = 155.4 sq m / 1673 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



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		

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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