



34 Forlorns Drive
Driffield, East Yorkshire YO25 5BR
Asking price £310,000


WILLOWGREEN
ESTATE AGENTS

34 Forlorns Drive is a recently built property just on the outskirts of Driffield on a very sought after estate. It has been improved by the current owner to include tiled flooring throughout the kitchen and bathrooms and is a beautiful, deceptively spacious, four bedroom family home sitting on a stunning corner plot which measures over 1400 square feet.

The property briefly comprises of: a sizeable entrance hall, lounge, guest cloakroom, study, kitchen/ dining room, and utility to the ground floor. There is a light and airy landing with built-in storage cupboard, master bedroom with ensuite shower room, three further bedrooms and house bathroom. Enclosed rear garden with patio area and detached garage with driveway.

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 14'4" x 10'0" (4.39 x 3.05)
Door and windows to the front aspect, tiled flooring, under stairs storage cupboard, stairs leading to the first floor landing, radiator and power points.

GUEST CLOAKROOM
Window to the side aspect, low flush WC, wash hand basin with pedestal, tiled flooring and radiator.

LOUNGE 18'1 x 11'7 (5.51m x 3.53m)
Window to the front aspect, double doors to the rear, radiator, TV point and power points.

STUDY/ SNUG 8'10 x 7'9 (2.69m x 2.36m)
Window to the front aspect, radiator, TV point and power points.

KITCHEN/DINING ROOM 20'2 x 10'5 (6.15m x 3.18m)
Window to the rear aspect, double doors leading to garden, tiled flooring, range of wall and base units with roll top work surfaces, sink and drainer unit, integrated dishwasher, integrated fridge/ freezer, electric oven, gas hob, extractor hood, radiator and power points.

UTILITY ROOM 6'8 x 5'4 (2.03m x 1.63m)
Window to the side aspect, range of wall and base units with roll top work surfaces, plumbed for washing machine, space for tumble dryer, tiled flooring, radiator and power points.

FIRST FLOOR LANDING 16'10 x 7 (5.13m x 2.13m)
Window to the front aspect, built-in storage cupboard, loft access, radiator and power points.

MASTER BEDROOM 14'11 x 10'8 (4.55m x 3.25m)
Window to the rear aspect, built-in wardrobes with sliding doors, radiator, TV point and power points.

ENSUITE SHOWER ROOM
Opaque window to the rear aspect, tiled flooring, fully tiled enclosed shower cubicle with power shower, low flush WC, wash hand basin with pedestal, heated towel rail, shaver point and extractor fan.

BEDROOM TWO 12 x 10'8 (3.66m x 3.25m)
Window to the rear aspect, fitted wardrobe with sliding doors, radiator, TV point and power points.

BEDROOM THREE 12'5 x 10'1 (3.78m x 3.07m)

Window to the front aspect, radiator, TV point and power points.

BEDROOM FOUR 8'7 x 7'1 (2.62m x 2.16m)
Window to the front aspect, radiator, TV point and power points.

HOUSE BATHROOM
Opaque window to the side aspect, tiled flooring, three piece bathroom suite comprising of panel enclosed bath with mixer taps and shower attachment, low flush WC, wash hand basin with pedestal, part tiled walls, heated towel rail, shaver point and extractor fan.

GARDEN
Mainly laid to lawn with patio area, side entrance, tiled and water tight outside storage space to the rear of the garage with electric.

DETACHED GARAGE 20'2 x 10'4 (6.15m x 3.15m)
Up and over door, power and lighting.

PARKING
Off street parking for two vehicles.

SERVICES
Mains water, electric and gas.

TENURE
Freehold.

EPC RATING B

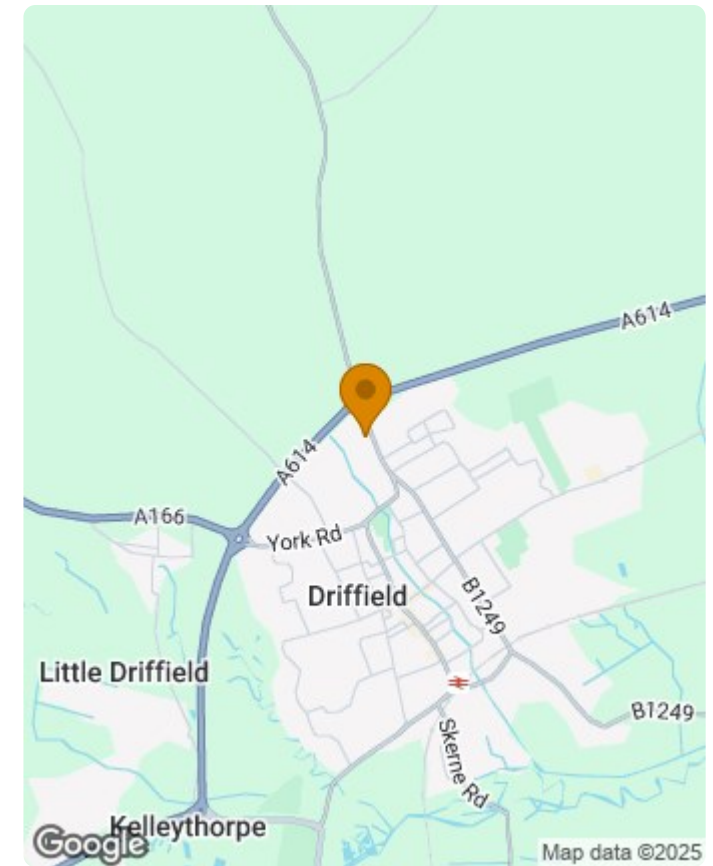
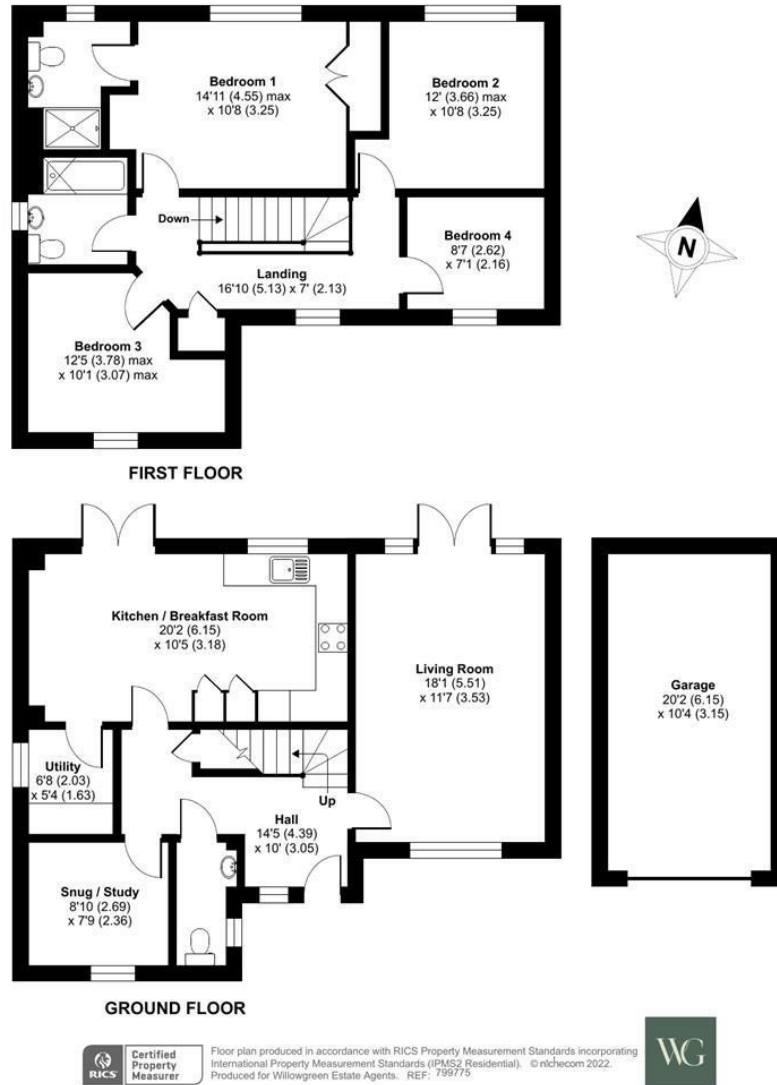
COUNCIL TAX BAND E





Forlorns Drive, Driffield, YO25

Approximate Area = 1624 sq ft / 150.9 sq m (includes garage)
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(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		93
(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	



01377 310077 | driffield@willowgreenestateagents.co.uk

19 Mill Street, Driffield, East Yorkshire, YO25 6TN

Registered Office: Yorkshire & The Wolds Sales and Lettings Ltd, 19 Mill Street, Driffield, YO25 6TN | Company number: 12857633