



The Nurseries Driffield Road
Driffield, YO25 4SP
Asking price £325,000


WILLOWGREEN
ESTATE AGENTS

****NEW BUILD**PLOT 6** - A beautiful **FOUR BEDROOM DETACHED** family home with a spacious modern layout, four bedrooms, two bathrooms, open plan kitchen/ living/ diner, lounge, single detached garage.

This is a fine example of a family home with modern living **MUST BE VIEWED** to appreciate what is on offer.

The property briefly comprises, entrance hall, lounge, cloaks/ wc, open plan kitchen/ living/ diner, utility room, landing, bedroom one with ensuite facilities and three further bedrooms and family bathroom. **OPEN VIEWS TO THE SIDE, SUPERB PRIVATE GARDEN, SINGLE DETACHED GARAGE.**

Kilham is sat in the heart of the Wolds and boasts a primary school, a traditional pub/restaurant and garage. It is situated only 5 miles north-east of the capital of the Yorkshire Wolds; Driffield and 18 miles from the historic market town of Beverley. Only a short journey from the village are many beautiful beaches and coves, and thousands of acres of Yorkshire's finest landscape to explore, including Bridlington, Fraisthorpe and Hornsea.

EPC Rating B



ENTRANCE HALL 15'2" x 6'1" (4.63 x 1.87)
With laminate flooring, radiator, storage cupboard and stairs leading off.

CLOAKS/WC 7'4" x 3'2" (2.26 x 0.99)
With white suite comprising wash hand basin, low level wc, laminate flooring and window to front elevation.

LOUNGE 16'4" x 10'5" (4.98 x 3.20)
With bay window to front elevation, side window and radiator.

KITCHEN/ LIVING/ DINER 14'6" x 20'4" (4.42 x 6.20)
With modern style wall, base and drawer units, work surface over, upstand, sink unit with mixer tap, integrated dishwasher, inegrated fridge freezer, double oven, five ring gas hob, splash back and extractor. Laminate flooring, French doors to garden and radiators.

UTILITY ROOM 5'2" x 5'7" (1.59 x 1.72)
With base units, space for washing machine/ tumble dryer, stainless steel sink with work surface, cupboard housing wall mounted gas central heating boiler and side entrance door.

LANDING 10'0" x 3'5" (3.07 x 1.05)
With loft access, radiator and airing cupboard.

BEDROOM 1 11'2" x 10'5" (3.42 x 3.19)
With window to front elevation, radiator and thermostat.

EN-SUITE 4'7" x 7'3" (1.40 x 2.22)
With double shower cubicle, thermostatic shower over, glass shower screen, pedestal wash hand basin, low level wc, laminate flooring, heated towel ladder, ceiling spotlighting and window to side elevation.

BEDROOM 2 13'7" x 9'3" (4.15 x 2.84)
With window to rear elevation and radiator.

BEDROOM 3 8'2" x 10'9" (2.49 x 3.29)
With window to rear elevation and radiator.

BEDROOM 4 7'7" x 9'7" (2.32 x 2.93)
With window to front elevation and radiator.

BATHROOM 6'5" x 7'2" (1.98 x 2.19)

With vanity wash hand basin, low level wc, panelled bath with shower over, glass shower screen, ceiling spotlighting, heated towel aldder, laminate flooring and window to side elevation.

GARAGE
There is a single brick garage.

GARDEN
With an open plan lawned frontage, small beech hedge, side gated access to the rear, the rear garden is mainly laid to lawn, patio areas and fenced boundaries.

PARKING
There is parking available on the driveway.

TENURE
We understand that the property is Frehold.

SERVICES
All mains services are connected.

ENERGY PERFORMANCE CERTIFICATE
The energy performance rating is B.

COUNCIL TAX BAND
The council tax band is yet to be assessed.

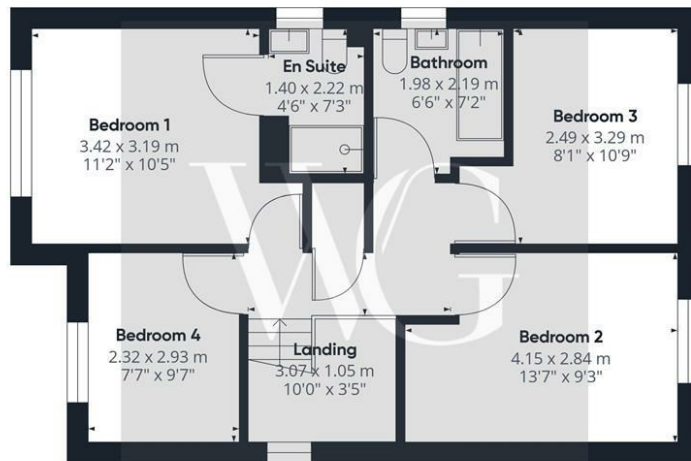
NOTE







Floor 1



Floor 2

WG

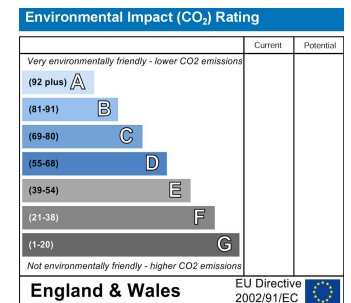
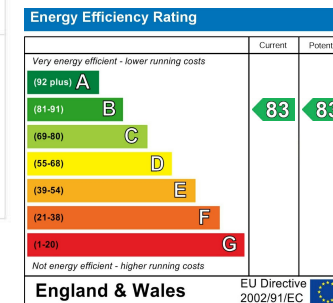
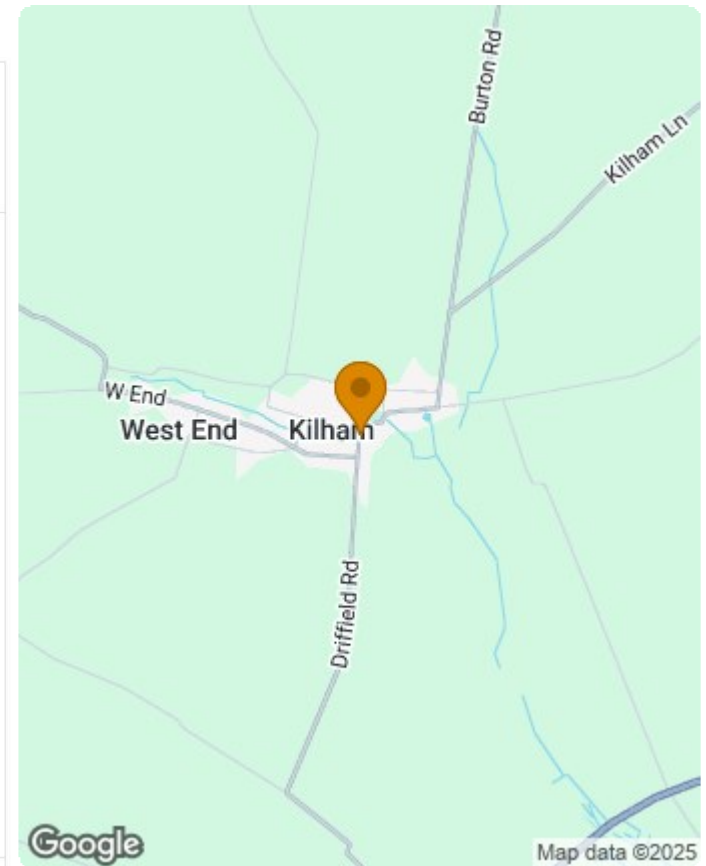
Approximate total area⁽¹⁾
109.15 m²
1174.88 ft²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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