



**St Johns Lodge St. Johns Road  
Driffield, Yorkshire YO25 6RL  
Asking price £775,000**



**WILLOWGREEN**

ESTATE AGENTS



A SIMPLY STUNNING DETACHED HOME WITH ANNEX, SITUATED IN ONE OF DRIFFIELD'S MOST DESIRABLE LOCATIONS!

The property is an absolute gem, renovated in approximately 2018 to a high standard and oozes quality throughout. The sweeping driveway takes you to this delightful detached residence which deserves more than a passing glance! Briefly comprising, entrance vestibule, entrance hall, lounge, dining room, kitchen/ diner, utility room, cloaks/ wc, rear hallway, first floor galleried landing with seating areas, four double bedrooms all with en-suites.

The annex provides a great home for a relative or even a let if required. Briefly comprising, entrance hall, kitchen, living room, bedroom and shower room.

The gardens wrap around the property, offering private seating areas, large lawned areas, patios, open terrace, parking in an abundance, DOUBLE GARAGE/ WORKSHOP, summerhouse and timber garden shed.

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 D



**ENTRANCE VESTIBULE** 4'10" x 11'9" (1.48 x 3.60)  
With composite door into, two side windows, tiled flooring, timber panelling and oak double timber glazed doors into entrance hall.

**ENTRANCE HALL** 20'9" x 11'8" (6.33 x 3.56)  
A grand entrance hall with fabulous oak flooring and oak spindled staircase leading off. panelled walls, coving and ceiling rose. Doors to.

**LOUNGE** 21'0" x 15'8" (6.41 x 4.78)  
With bay window to rear elevation with window seat, French doors to side elevation, opening out onto the terrace, feature fireplace with gas fire in situ, TV point, timber panelling, coving, ceiling rose and stripped flooring.

**DINING ROOM** 16'7" x 14'11" (5.07 x 4.56)  
With bay window to front elevation, French doors to side elevation, opening out onto the terrace, feature fireplace with gas fire in situ, TV point, timber panelling, coving, ceiling rose, wall lighting and stripped flooring.

**KITCHEN/ DINER** 28'1" x 11'11" (8.57 x 3.65)  
A superbly well fitted quality kitchen with wall, base and drawer units, larder units, island with breakfast bar, range cooker, two integrated electric ovens and microwave, integrated dishwasher and fridge freezer, quartz granite work surfaces, inset sink with mixer tap, three windows to side elevation and window to front elevation, allowing plenty of light streaming through. Laminate flooring, understairs storage cupboard and coving. Ceiling spotlighting to the kitchen area. Feature fireplace with gas fire in situ to the dining area.

**CLOAKS/ WC** 4'1" x 10'1" (1.25 x 3.08)  
With modern white suite, comprising low level wc, vanity wash basin with drawers, ceiling spotlighting, extractor and laminate flooring.

**UTILITY ROOM** 8'5" x 10'2" (2.57 x 3.10)  
With range of wall, base and larder units, work surface over, ceramic sink with mixer tap, laminate flooring, radiator and window to rear elevation.

**INNER HALLWAY** 5'8" x 13'4" (1.73 x 4.07)  
With two entrance doors, one to the rear and one to the side, radiator, door leading into annex and kitchen/ diner.

**FIRST FLOOR**  
An oak split levelled staircase takes you up to the galleried landing.

**GALLERIED LANDING** 24'0" x 11'10" (7.32 x 3.62)

A stunning open space, ideal for reading, sitting, office space. With window to front elevation, radiators and doors to.

**BEDROOM 1** 20'11" x 15'10" (6.39 x 4.83)  
A stunning well fitted room with stripped timber flooring, windows to rear and side elevations, TV point, coving and ceiling rose. Door to jack and jill bathroom.

**JACK AND JILL BATHROOM** 9'6" x 10'1" (2.91 x 3.09)  
A modern white suite comprising shower cubicle with thermostatic shower over, glass screen, panelled bath, low level wc and vanity wash hand basin. Fully tiled throughout, heated towel ladder and ceiling spotlighting.

**BEDROOM 2** 16'9" x 15'10" (5.11 x 4.85)  
With window to front elevation, stripped timber flooring and radiator.

**EN-SUITE SHOWER ROOM** 5'10" x 9'5" (1.79 x 2.89)  
With modern white suite comprising shower cubicle, thermoststic shower over, glass screen, fully tiled throughout, pedestal wash hand basin and low level wc, heated towel rail and window to side elevation.

**BEDROOM 3** 14'6" x 11'10" (4.43 x 3.62)  
With window to front elevation, radiator, TV point and stripped flooring.

**EN-SUITE SHOWER ROOM** 4'6" x 7'4" (1.39 x 2.26)  
With modern white suite comprising shower cubicle, thermostatic shower over, glass screen, fully tiled throughout, ceiling spotlighting, pedestal wash hand basin and low level wc, heated towel rail and window to side elevation.

**BEDROOM 4** 9'7" x 13'6" (2.93 x 4.13)  
With window to rear and radiator.

**EN-SUITE SHOWER ROOM** 4'2" x 7'5" (1.28 x 2.27)  
With modern white suite comprising shower cubicle, thermostatic shower over, glass screen, fully tiled throughout, ceiling spotlighting, pedestal wash hand basin and low level wc, heated towel rail and window to side elevation.

**ANNEX**  
The annex has an internal door from the main house and it's own external entrance door from the garden area.

**ENTRANCE HALL** 6'8" x 4'11" (2.05 x 1.51)  
With laminate flooring, coving, radiator, thermostat and doors to.

**KITCHEN** 10'7" x 9'3" (3.24 x 2.83)  
With modern range of wall and base units, work surface over, integrated single electric oven, hob and extractor, integrated fridge freezer, laminate flooring, window to side elevation, opening into living room.

**LOUNGE** 12'2" x 17'7" (3.71 x 5.38)  
With laminate flooring, three windows to side elevations, TV point, two radiators and ceiling rose.

**BEDROOM** 11'10" x 11'8" (3.61 x 3.58)  
With window to rear elevation and radiator.

**SHOWER ROOM** 6'6" x 6'3" (2.00 x 1.93)  
With modern white suite comprising shower cubicle, thermostatic shower over, glass screen, part tiled walls and tiled flooring, ceiling spotlighting, pedestal wash hand basin and low level wc, heated towel rail and window to side elevation.

**GARDEN**  
The property sits proud on the plot with a fabulous manicured, lanscaped wrap around garden. There is a sweeping driveway that goes round to the rear of the property, large lawned areas, part walled, hedging and fenced boundaries, garden seating terrace, the garden offers privacy, although located in the town.

Outside lighting and outside tap.

**PARKING**  
There is an abundance of parking at the property.

**DOUBLE GARAGE/ WORKSHOP** 21'3" x 22'6" (6.50 x 6.87)  
There is a brick built double garage with workshop and an adjoining timber store. Remote front garage door and power and light connected.

**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 D.

**COUNCIL TAX BAND**  
The council tax band is E.

**NOTE**

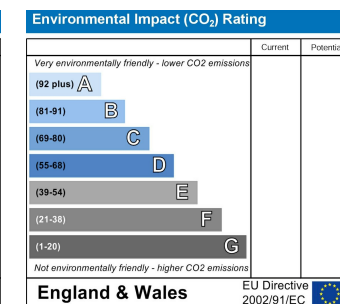
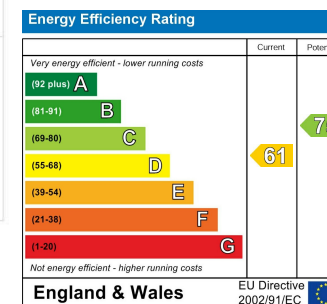
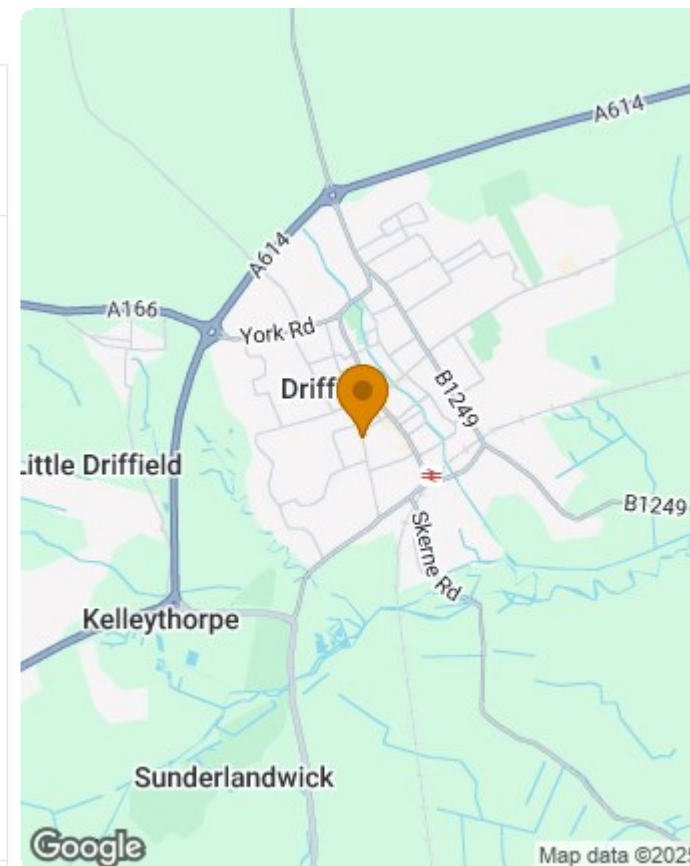












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