



41 The Green
Driffield, YO25 9TE
Asking price £625,000



WILLOWGREEN

ESTATE AGENTS

*** NO CHAIN*** Nestled in the sought-after village of Lund, this executive detached bungalow offers a rare opportunity to acquire a spacious home on a large elevated plot. Boasting development potential, the property presents an exciting prospect for those looking to extend or build, subject to the necessary planning permissions.

This well-presented home features four generously sized bedrooms, a bright and airy living space, and a well-appointed kitchen. The property is equipped with oil-fired central heating and UPVC double glazing, ensuring comfort and efficiency year-round.

Externally, the expansive plot provides ample outdoor space, with beautifully maintained gardens, a double garage, and extensive driveway parking. The potential for building further enhances the value and versatility of this unique offering.

Situated in a highly desirable village, the property enjoys a peaceful setting while remaining within easy reach of local amenities and countryside walks.

EPC rating E



ENTRANCE PORCH 7'7 x 3'00 (2.31m x 0.91m)
With Upvc door into, tiled flooring and storage cupboard. Door to kitchen.

KITCHEN 13'00 x 9'11 (3.96m x 3.02m)
With range of wall, base and larder cupboards, space for fridge and dishwasher, sink unit with taps, tiled splash back, space for slot in cooker, radiator, extractor over, two windows to rear elevation, tiled flooring and door to inner hallway.

INNER HALLWAY 6'5 x 3'4 (1.96m x 1.02m)
With stripped flooring and loft access.

SHOWER ROOM 1 6'6 x 5'10 (1.98m x 1.78m)
With modern suite, double shower cubicle with thermostatic shower over, low level wc and vanity wash hand basin, fully tiled throughout, window to rear elevation, heated towel ladder and extractor fan.

LOUNGE 17'9 x 16'10 (5.41m x 5.13m)
With laminate flooring, two windows to side elevation, doors to conservatory and dining room and radiator.

CONSERVATORY 11'5 x 7'5 (3.48m x 2.26m)
Upvc and brick conservatory, tiled flooring and views over the beautiful gardens.

DINING ROOM 13'5 x 11'10 (4.09m x 3.61m)
A light and spacious room with window to the front elevation, coving and laminate flooring.

SNUG/ STUDY 9'10 x 9'9 (3.00m x 2.97m)
With stripped flooring, window to rear elevation, coving and radiator.

FURTHER HALLWAY
17'8 x 2'8 and 6'5 x 3'8 (5.38m x 0.81m and 1.96m x 1.12m)
With stripped flooring, loft access to the amenity space (which is borded out with power and light, window and eaves access). Radiator and door to.

SHOWER ROOM 2 6'7 x 5'9 (2.01m x 1.75m)
With shower cubicle, vanity wash hand basin and wc, window to rear elevation, extractor heated towel ladder and tiled throughout.

UTILITY ROOM 7'00 x 6'7 (2.13m x 2.01m)

With work surface over stainless steel sink unit, space for washing machine and tumble dryer. Window to rear elevation.

BEDROOM 1 13'8 x 12'9 (4.17m x 3.89m)
With fitted wardrobes and top boxes, laminate flooring, coving and radiator, patio doors to garden. Door to en-suite.

EN-SUITE 13'7 x 5'8 (4.14m x 1.73m)
A modern white suite with vanity cabinet housing wash hand basin unit and low level wc, quadrant shower cubicle with electric shower over, panelled bath with taps, window to side elevation, radiator, ceiling spotlighting, heated towel ladder and extractor fan.

BEDROOM 2 12'5 x 7'9 (3.78m x 2.36m)
With laminate flooring, window to side elevation, coving and radiator.

BEDROOM 3 11'7 x 9'9 (3.53m x 2.97m)
With laminate flooring, radiator, window to rear elevation and coving.

BEDROOM 4 13'5 x 11'11 (4.09m x 3.63m)
With window to front elevation, radiator, coving and laminate flooring.

GARDEN
A simply stunning wrap around plot, with elevated frontage, large raised lawn with two driveways, one to the side and one to the front elevation. Greenhouse, garden shed, hedging borders, trees and shrubs, colourful flower beds and bushes.
A POTENTIAL BUILDING PLOT MAY BE CONSIDERED DUE TO THE SIZE OF THE PLOT AND DUAL ACCESS (SUBJECT TO PLANNING CONSENTS).

Outside tap, outside lighting, oil tank.

PARKING
There are two driveways with an abundance of parking.

GARAGE 18'10 x 16'8 (5.74m x 5.08m)
There is a double garage with power and light connected, remote roller shutter door to front and side personnel door to the rear.

TENURE
We understand that the property is Freehold.

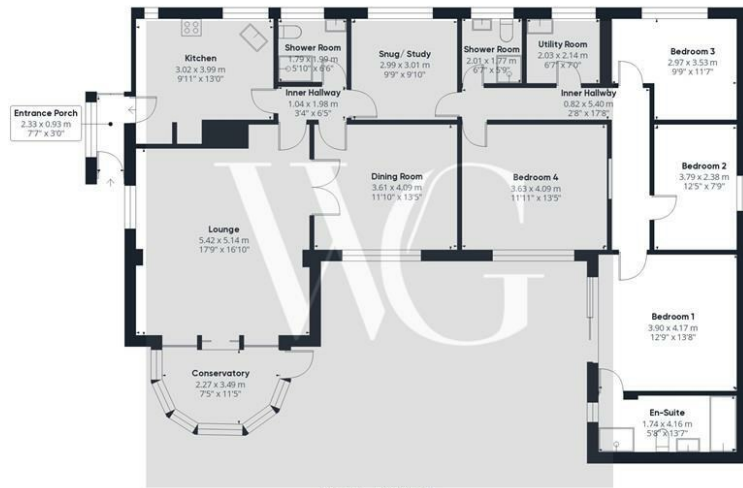
SERVICES
Water, drainage and electricity are connected. The property has the benefit of oil fired central heating and the gas cooker is bottled gas.

ENERGY PERFORMANCE CERTIFICATE
The energy performance rating is TBC.

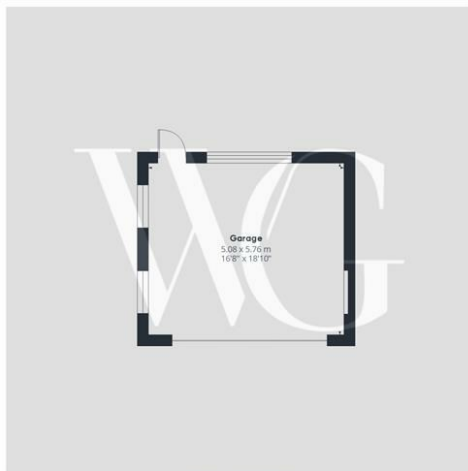
COUNCIL TAX BAND
The council tax band is F.







Floor 1 Building 1



Floor 1 Building 2

WG

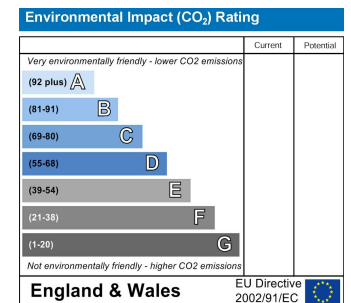
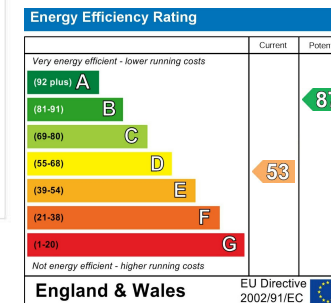
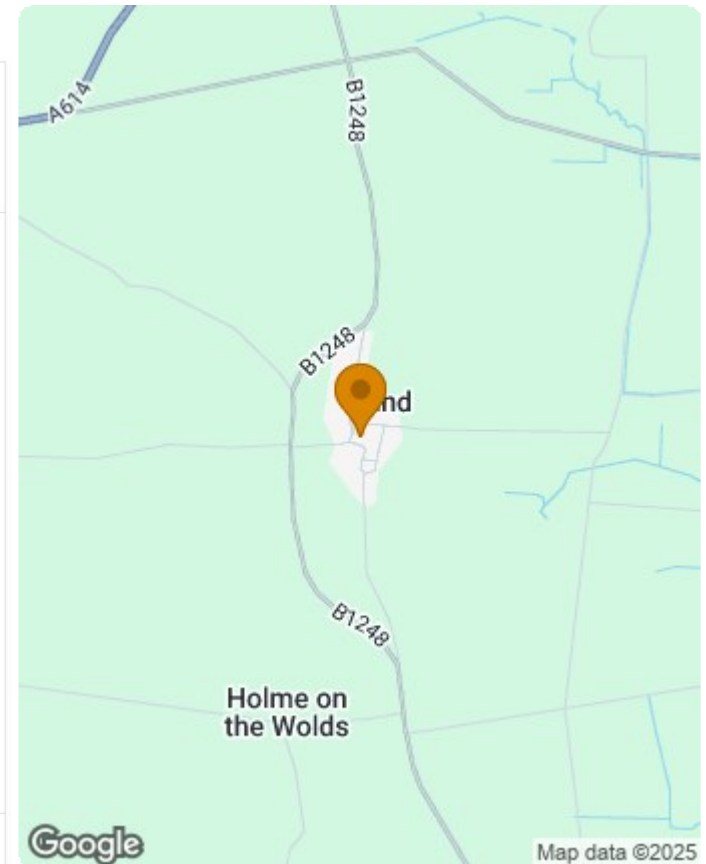
Approximate total area⁽¹⁾
186.42 m²
2006.62 ft²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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