



32 Thorpe  
Driffield, YO25 9SW  
Asking price £470,000

  
WILLOWGREEN  
ESTATE AGENTS

Situated in a sought-after village location, this charming four-bedroom detached property offers an exceptional combination of space, comfort, and stunning surroundings. Enjoy picturesque views to both the front and rear, with generous gardens framing the home on all sides.

Inside, the property is in good order throughout, providing a warm and welcoming space that's ready to move into. The accommodation is well-laid out, with spacious living areas and four comfortable bedrooms, ideal for family life or those who enjoy entertaining.

Outside, there is ample parking, along with a detached garage offering not just vehicle storage but additional potential. The loft above the garage presents an exciting opportunity to create a home office, studio, gym, or guest accommodation (subject to any necessary consents).

The wide, landscaped gardens offer plenty of room for children to play, gardening enthusiasts to create their dream outdoor space, or simply to relax and soak in the peaceful village atmosphere.

This is a wonderful opportunity to acquire a beautifully maintained home in a tranquil setting, with plenty of scope to personalise and add further value.

EPC rating D



**ENTRANCE HALL**

A bright and airy entrance hall with stairs leading off, modern front door into, oak style laminate flooring and doors to.

**CLOAKS/ WC**

With a modern white suite comprising pedestal wash hand basin, low level wc, laminate flooring and window to front elevation.

**LOUNGE** 23'10" x 22'1" (7.28 x 6.75)

A spacious 'L' shaped room opening into the dining room, with dual aspect windows, radiator, offering light and versatility, French doors to the garden. Stone feature fireplace.

**DINING ROOM**

With window to rear elevation and radiator.

**SNUG** 10'0" x 7'11" (3.06 x 2.43)

With window to front elevation and radiator.

**KITCHEN** 11'4" x 8'11" (3.47 x 2.72)

With range of modern wall, base and drawer units, granite style work surfaces, tiled splash backs, space for dishwasher, built in electric oven, hob and extractor, stainless steel 1 1/2 bowl sink and mixer tap, heated towel ladder and window to rear elevation.

**UTILITY ROOM** 7'3" x 7'1" (2.22 x 2.18)

With further matching fitted wall and base units, work surface over, inset sink and drainer, space and plumbing for washing machine and tumble dryer, door to garden and door to double garage/ workshop.

**LANDING**

With doors to.

**BEDROOM 1** 12'11" x 11'6" (3.95 x 3.51)

With fitted wardrobes and dressing table, window to rear elevation.

**BEDROOM 2** 12'11" x 9'3" (3.96 x 2.83)

With built-in storage cupboard and window to front elevation.

**BEDROOM 3** 9'10"/200'1" x 9'3" (3/61 x 2.84)

With built-in storage cupboard and window to front elevation.

**BEDROOM 4** 11'5" x 8'11" (3.48 x 2.74)

With built-in wardrobes and window to rear elevation.

**BATHROOM**

A beautifully fitted modern white suite, comprising panelled bath, vanity wash hand basin and low level wc, corner shower enclosure, tiled walls and window to rear elevation.

**DOUBLE GARAGE**

A larger than average double garage with electric up and over door to the front elevation, three windows to the side elevation, personnel door to the garden, fitted storage unit with stainless steel sink and drainer. Fitted timber staircase to the storage/ workshop area.

**WORKSHOP** 16'4" x 12'6" (4.98 x 3.82)

A great space for a variety of uses, with velux windows to the rear elevation, power and light connected. (This space could easily be converted into further living accommodation or office space, all subject to consents).

**GARDEN**

The property is set in a delightful plot with large resin drive frontage and parking for many vehicles. There is side access to the rear garden which is laid to lawn with flower beds, borders, colourful flowers and shrubs, seating areas, summerhouse, all offering privacy and seclusion. There is a brick outstore which is attached to the property. The oil tank is situated in the garden area, but screened by fencing.

There is an outside tap and outside lighting to the property.

**PARKING**

There is an abundance of parking to the front of the dwelling on the driveway.

**TENURE**

We understand that the property is Freehold.

**SERVICES**

All mains services are connected.

**ENERGY PERFORMANCE CERTIFICATE**

The energy performance rating is D.

**COUNCIL TAX BAND**

The council tax band is E.





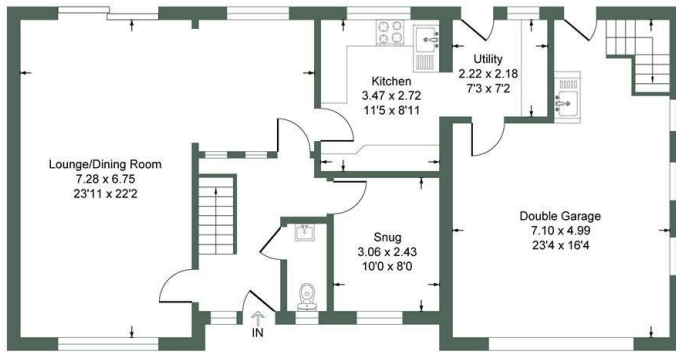


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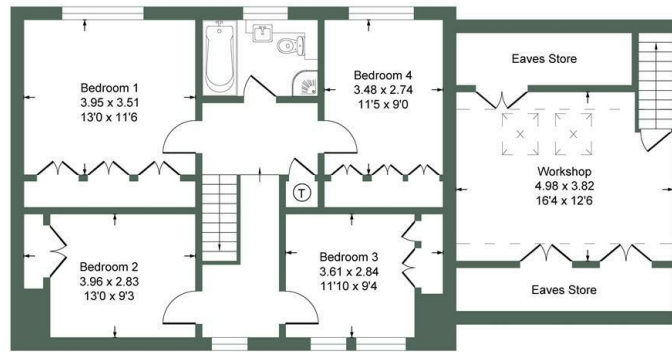
Approximate Gross Internal Floor Area = 163.7 sq m / 1763 sq ft

Garage Area = 30.8 sq m / 332 sq ft

Total Area = 194.5 sq m / 2094 sq ft

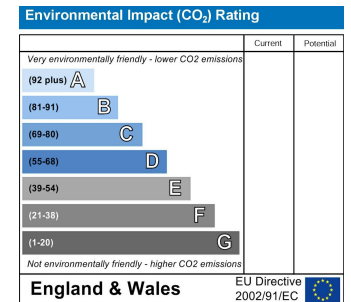
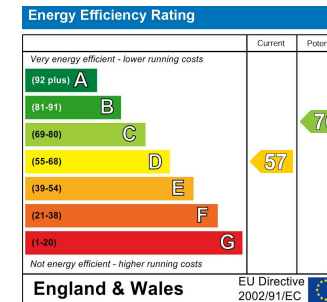
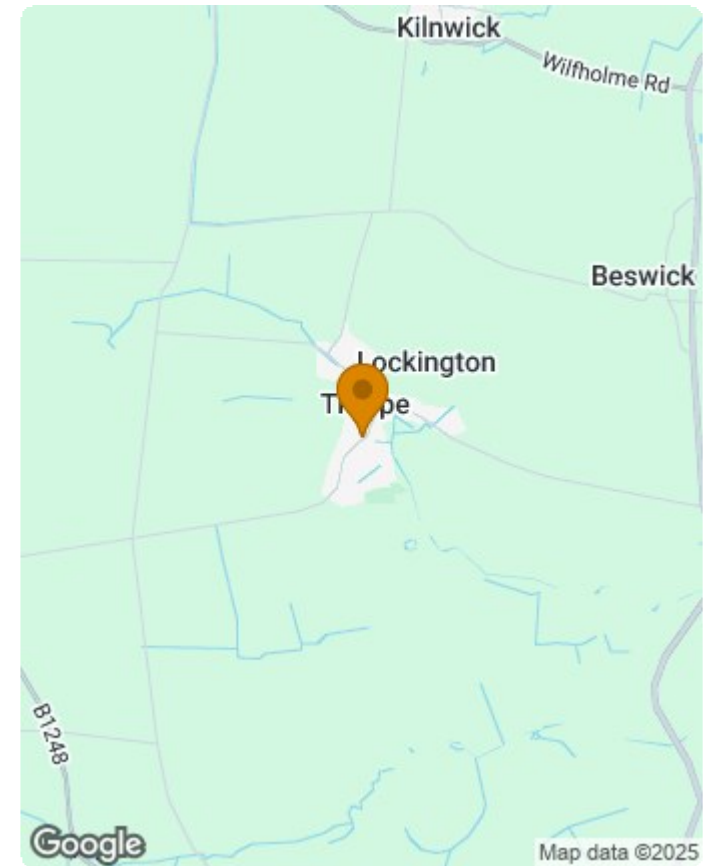


Ground Floor



First Floor

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



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