



Primrose House West End Driffield, Yorkshire YO25 4RR

Offers in the region of £425,000

Primrose House is a beautiful, four bedroom detached home in the highly regarded village location of Kilham. Finished to an impeccably high standard throughout, this property is a real one-off that exudes character and must be seen to be fully appreciated.

This immaculate home briefly comprises: entrance hall, dining room, sitting room with log burner, study with Bi-Fold doors to the rear garden, modern kitchen, utility room and cloakroom. To the first floor there is the master bedroom with en suite, three further good-sized bedrooms and family bathroom. The property also benefits from a large garage and driveway with parking for two vehicles.

Kilham is sat in the heart of the Wolds and boasts a primary school, a traditional pub/ restaurant and garage. Only a short journey from the village is the historical market town of Driffield, many beautiful beaches and coves, and thousands of acres of Yorkshire's finest landscape to explore.

ENTRANCE HALL

Door and window to front aspect, cloak cupboard, radiator, alarm point and stairs to first floor landing.

CLOAKROOM

Low flush WC, wash hand basin with vanity unit, radiator and extractor fan.

DINING ROOM

16'2" x 11'10" (4.95 x 3.63)

Window to front aspect, coving, radiator and power points.

SITTING ROOM

14'4" x 12'11" (4.37 x 3.94)

French doors to rear aspect, coving, feature fireplace with log burning stove, radiator, power points and TV point.

KITCHEN

19'3" x 12'11" (5.89 x 3.94)

Window to rear aspect, coving, range of wall and base units with granite work surfaces, island unit with breakfast bar feature, integrated dishwasher, sink and drainer unit, electric oven, electric hob, extractor hood, under stairs cupboard, radiator and power points.

STUDY

22'8" x 8'11" (6.93 x 2.72)

Bi-Fold door to rear aspect, window to side aspect, Velux windows to rear aspect, coving, tiled flooring, radiator and power points.

UTILITY ROOM

7'6" x 7'1" (2.29 x 2.18)

Door to side aspect, coving, tiled floor, range of base units with roll top work surfaces, space for washing machine, sink and drainer unit and power points.

FIRST FLOOR LANDING

Window to rear aspect.

MASTER BEDROOM

17'7" x 12'0" (5.38 x 3.66)

Window to front aspect, radiator and power points.

EN SUITE

Window to front aspect, tiled floor, fully tiled shower cubicle with power shower, low flush WC, wash hand basin with vanity unit, tiled walls and heated towel rail.

BEDROOM TWO

12'11" x 11'1" (3.96 x 3.38)

Window to rear aspect, fitted wardrobes, radiator and power points.

BEDROOM THREE

12'11" x 12'4" (3.96 x 3.78)

Window to front aspect, fitted wardrobes, loft access, radiator and power points.

BEDROOM FOUR

13'1" x 8'9" (3.99 x 2.69)

Window to rear aspect, radiator and power points.

BATHROOM

Window to rear aspect, four piece bathroom suite comprising of:- free standing bath with mixer taps, shower cubicle with power shower, low flush WC and wall mounted wash hand basin, part tiled walls, extractor fan and heated towel rail.

GARAGE

17'7" x 15'7" (5.38 x 4.75)

Up and over door, passenger door to side aspect, power and lighting.

GARDEN

Mainly laid to lawn with plant and shrub borders, patio area, outside tap, outside lights and side entrance.

PARKING

Allocated parking for two vehicles.



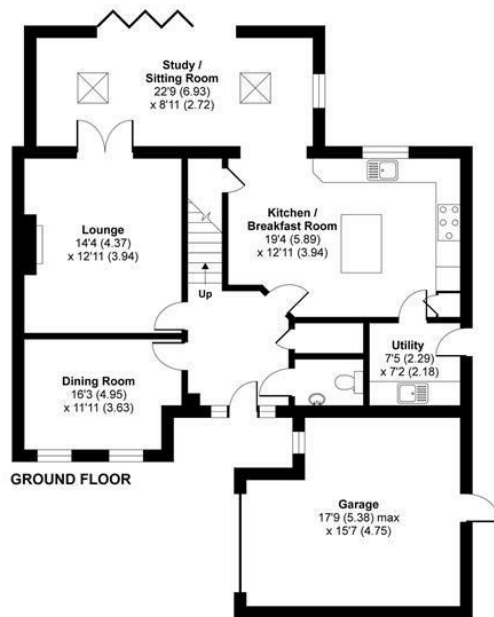
Primrose House, West End, Kilham, Driffield, YO25

Approximate Area = 2144 sq ft / 199.1 sq m (includes garage)

For identification only - Not to scale



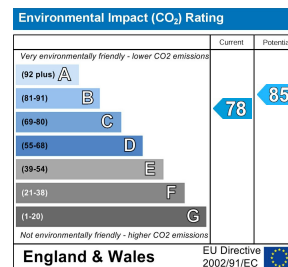
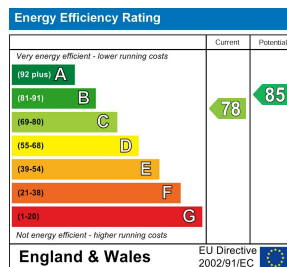
FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Willowgreen Estate Agents. REF: 715708



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