

linkagency

3 Bedroom Cottage - Detached for Sale

£535,000

27 Nethergate, Nafferton, Driffield, YO25 4LP



KEY FEATURES

- SPACIOUS, COTTAGE - STYLE DETACHED FAMILY HOME WITH APPROVED PLANNING
- 3 DOUBLE BEDROOMS, 2 BATHROOMS 2 RECEPTION ROOMS
- PLOT WITH LAND EXTENDING TO 1.7 ACRES APPROX
- EASY WALKING DISTANCE TO THE VILLAGE RAILWAY STATION
- OPEN PLAN LIVING/DINING/ KITCHEN WITH LOG BURNER
- VERSATILE, UP-GRADED ACCOMMODATION
- LARGE SUN ROOM RECEPTION TO REAR
- INTEGRAL GARAGE ; VERSATILITY OF USAGE
- APPROVED PLANNING FOR UPPER FLOOR EXTENSION : INCL 2 BEDS AND 2 BATHS + BALCONY
- POPULAR VILLAGE: EASY COMMUTE TO HULL, BRIDLINGTON AND YORK

HEAD OFFICE

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An idyllic country retreat in the popular Wolds village of Nafferton. Set on circa 1.7 acres with a gated entrance, ample hardstand parking, as well as a few outbuildings and a chicken coop; this fabulous, spacious, very well-presented village, family-size home, originally constructed early 1900, must be viewed to appreciate its size and versatility.

Located on a quiet country lane, east of the village centre, with footpaths and country walks close-by, this attractive, truly deceptively spacious, country home includes: 3 large double bedrooms, 2 bathrooms, 2 reception rooms, an open plan living / dining kitchen, an integral garage and "approved" planning to become a 5 bedroom dwelling, if required .

The property is approached from an attractive curved porch way leading to a spacious L shaped entrance hallway which leads to the stylish, open plan living/ dining kitchen which includes a comprehensive range of fitted units as well as a feature log burner in the living / dining area. There are two further reception rooms; a large lounge with a feature log burner and a very large garden room overlooking the private rear garden and the land beyond. There are 3 double bedrooms, as well as 2 bathrooms: a luxury bathroom with a slipper bath and walk-in shower as well as a separate shower room with plumbing for a washing machine . The rear porch leads to the parking spaces and the garden and paddock. There is a formal garden with a curved, stone chipping patio, raised borders, fencing and a lawn; there is a further lawned area and beyond that a paddock with mature, varied trees with a stream at the bottom.

The land could potentially be suitable for a small number of livestock, alpacas, or a couple of ponies, or , just somewhere to enjoy the fresh country air and perhaps keep a few chickens.

NAFFERTON

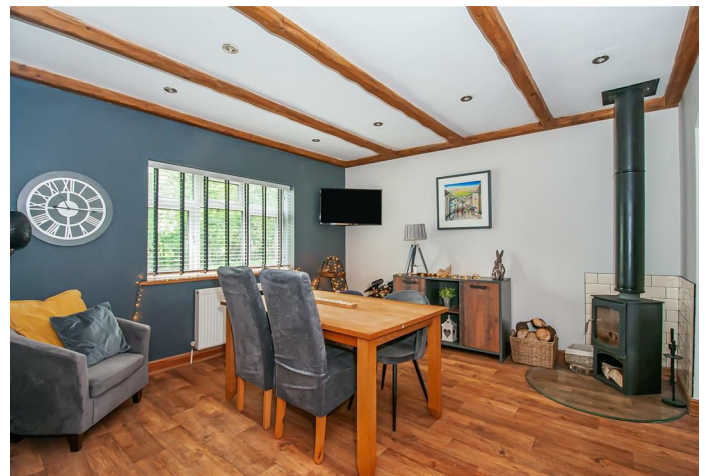
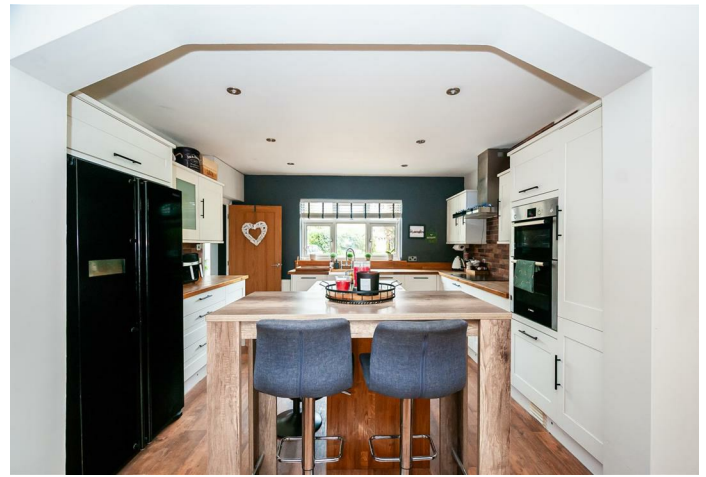
Nafferton is a pretty, sought after wolds' village, located off the A 614 approximately 2 .7 miles north east of Drifffield. The village offers a range of amenities including: a post office, a village store, 3 pubs, a fish and chip shop, a beauticians, a church, a well-regarded primary school, a sports and recreation centre and a doctors' surgery. Nafferton is a popular village for commuters as it is conveniently located almost equidistant between the cities of Hull and York, both approximately a 50 minutes car journey away; the coastal town of Bridlington can be reached by car in about 20 minutes and Beverley in 30 minutes. Some commuters prefer to use the village railway station - just a 10 minute walk from the property- located on the Yorkshire Coast Line, Hull to Scarborough line or the 121 bus which has various stops in the village and also travels between Hull and Scarborough. An attractive feature of the village is The Mere, a large expanse of water fed by natural springs which was formerly a mill pond.

If you enjoy yard outdoors, the surrounding countryside offers ample opportunities for country walks within and around the village and the East Yorkshire coast is just a 20 minute drive away at Bridlington.

ENTRANCE HALLWAY

14'0" x 6'3"

Arched, tiled porch entrance - Spacious entrance hallway leading into the inner hallway



OPEN PLAN KITCHEN/DINING/LIVING

26'3" x 13'0"

Large open plan space with dual aspects

Kitchen

Fitted painted wood effect base and eye level units - Wood work tops - Breakfast island - Eye level double ovens - Electric hob - Feature brick tile splash back - Stainless steel extractor hood - Belfast sink with mixer rinser tap - Integrated dishwasher - Recessed downlights - Aspect to the rear

Dining sitting area

Ample space for sitting and dining - Feature, corner log burner



RECEPTION 1

21'6" x 15'5"

Large room - Feature log burner set in recessed fireplace - Oak mantle - Stone hearth - Ceiling coving and ceiling roses - Double wood doors to the inner hallway - Double french doors to the garden room / reception 2

RECEPTION 2 GARDEN ROOM

20'7" x 11'1"

Large reception room / conservatory overlooking the large rear garden



BEDROOM 1

13'10" x 11'11"

Large double room - Aspect to the front

SHOWER ROOM AND UTILITY

7'4" x 7'3"

Shower cubicle - Pedestal sink - Low flush WC - Space and plumbing for washing machine

BEDROOM 2

12'5" x 10'9"

Large double room - Aspect to the front



BATHROOM

Luxury bathroom : fitted units with vanity sink and hidden, low flush WC, cupboards under and storage shelves to the side - Slipper bath with freestanding mixer tap - Walk-in fully tiled double shower - Recessed downlights

BEDROOM 3

11'9" x 10'7"

Large double room - Aspect to the front

INTEGRAL GARAGE

Currently used as storage space - Easily could be developed into a bedroom or reception room

GARDENS AND PADDOCK

Stretching to 1.7 acres (approximately)

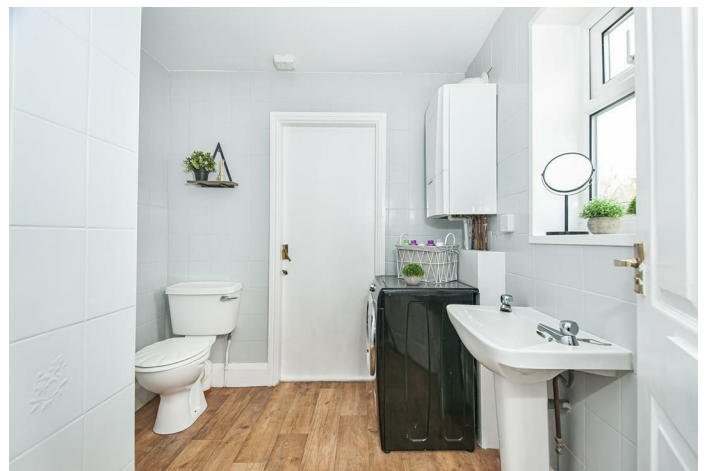
Parking area -

Landscaped : Stone patio areas - Large block paved patio area - Planted raised borders - Lawn

Stretches to further lawn area with green house and timber outbuildings currently used as a tool shed, storage and wood store
Gates to tree-lined paddock area - Stream to the rear

PLANNING

If more space is required, there are APPROVED plans for a fabulous upper floor extension to include 2 more bedrooms and construction of a dormer with a balcony to the rear.



EXTRA DETAILS

Gas central heating
Upvc double glazing
Mains drainage

PERSONAL AGENT JAYNE AT LINK AGENCY

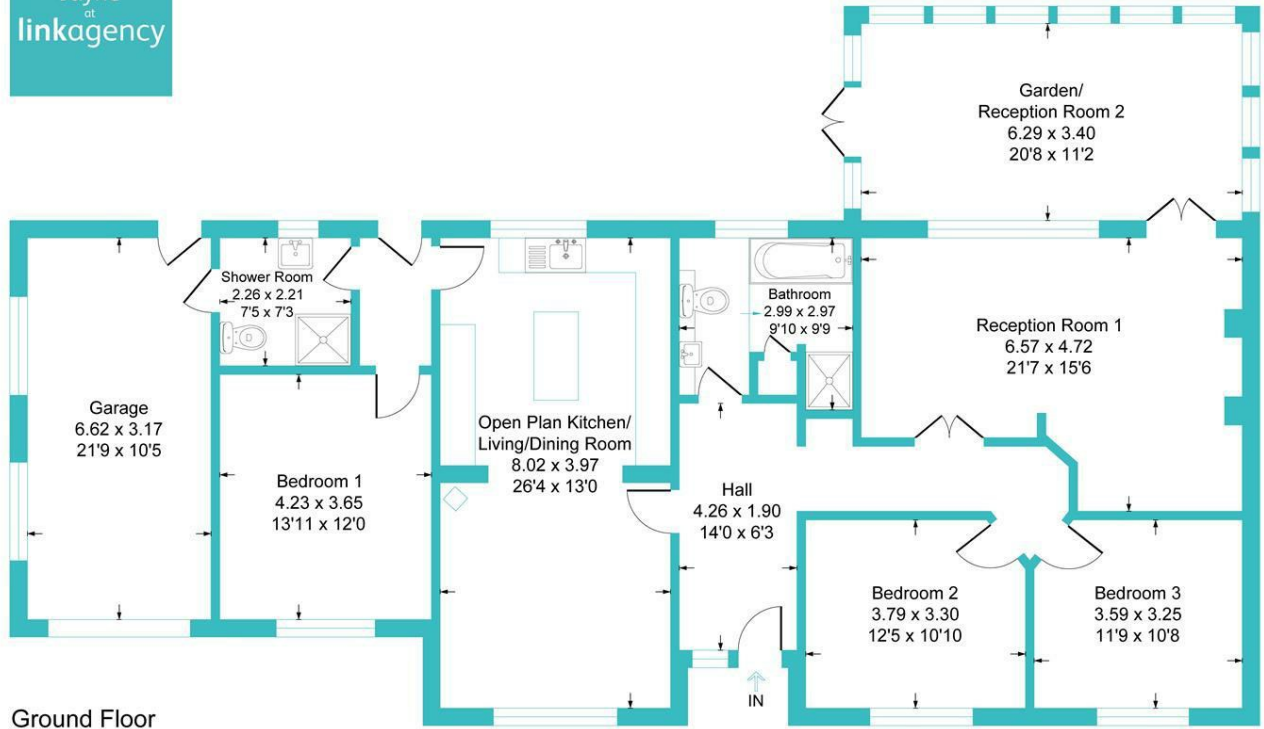
When you choose a Personal Agent to sell your home , your service will include:
Your personal agent's expertise in the residential sales industry throughout Yorkshire
A personal service, tailor made for you
High quality interior and exterior professional photography as standard
Floor plans
Listing on major websites including Rightmove and Zoopla
Regular use of social media especially Facebook and Instagram
Accompanied viewings for your buyers
An Open House event when appropriate
Regular contact
Thorough, attentive, sales progression once a buyer has been found
Negotiations and advice regarding future purchases / rentals of properties
A 24/7 answering service to ensure no leads are missed

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Approximate Gross Internal Floor Area = 181.1 sq m / 1950 sq ft



Ground Floor

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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