





The Property Specialists

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**11 Oaklands Drive, Willerby HU10 6BJ**  
**Offers in the region of £370,000**



- Immaculate extended detached home
- Priced to sell
- Stunning kitchen and modern bathrooms
- Double garage
- Fully landscaped rear garden
- Large family/dining room
- Currently used as 3 beds - easily converted back
- Solar panels
- Council Tax Band: E
- EPC Rating: C

The modest frontage of this family house belies the extremely spacious and flexible living space which extends to approximately 1,400 square feet internally.

Having been extended and remodelled over time, the current owners have converted the two front bedrooms into one large principal bedroom which could easily be returned back to the original layout should this be required.

Having a stunning kitchen and two modern bathrooms, the property also benefits from a large family/dining room and a further conservatory to the rear. In addition, the garage has been extended to create a large tandem double garage and the private garden has been extensively landscaped to create a beautiful feature.

Situated on a quiet cul-de-sac and in a position convenient for the very broad array of amenities close by to the property - viewing of this house is strongly advised.

LOCATION

The property is located on the first cul-de-sac on the left hand side on accessing Oaklands Drive off the B1232 Beverley Road.

Oaklands Drive lies between Willerby Square and the Waitrose Retail Park and as such it provides ease of access to a very broad array of amenities including Wolfreton and Carr Lane Primary School. Further, a snicket lies at the end of Oaklands Drive leading directly onto Main Street, Willerby.

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH

4'5" x 4'0" (1.35m x 1.22m)  
With modern uPVC front door with glass panel and further windows to two sides. Attractive Victorian mosaic tiled floor.

ENTRANCE HALL

18'2" x 6'0" maximum (5.54m x 1.83m maximum)  
An impressive spacious entrance hall accessed through a timber door with glass panel. Stairs lead to the first floor accommodation with storage space under and attractive Karndean plank style floor covering flows through into the the dining/ kitchen.

LIVING ROOM

18'0" x 11'4" (5.49m x 3.45m)  
A well proportioned and dual aspect room having bay window to the front and further window to the side. Attractive solid wood and black marble fireplace with newly fitted electric flame effect fire. Double doors lead into dining/kitchen.

DINING KITCHEN

17'11" x 12'1" (5.46m x 3.68m)  
A stunning gloss white kitchen with contrasting slimline quartz effect work surfaces and matching upstands. Further large peninsular unit with additional storage. Inset one and a half bowl sink and drainer, stainless steel stoves range cooker with induction hob, glass splashback, extractor over and integrated Neff dishwasher. French doors lead through into the conservatory and pocket door opens into the utility room.

UTILITY ROOM

7'2" x 4'7" (2.18m x 1.40m)  
With space and plumbing for washing machine, tumble dryer, fridge freezer, larder unit, wall mounted modern Ideal Standard gas boiler and window to the side elevation. Internal access to the double garage adjacent.

FAMILY/DINING ROOM

19'9" x 7'11" maximum (6.02m x 2.41m maximum)  
A superb extension to the rear of the property and allowing for flexibility of use with three contemporary style wall mounted radiators, Karndean flooring, floor to ceiling windows that encompass one wall and with French doors to the rear opening out onto the rear garden. Mounting on wall for television and further light tunnel in ceiling.

CONSERVATORY

13'0" x 9'2" (3.96m x 2.79m)  
Accessed through French doors from the dining kitchen and with further set of French doors opening onto the patio area of the rear garden. Air conditioning unit. Karndean flooring.

DOWNSTAIRS CLOAKROOM

6'10" x 2'8" (2.08m x 0.81m)  
With a two piece sanitary suite comprising close coupled w.c., wall hung vanity hand wash basin, porcelain tiled floor, contemporary wall mounted radiator and mirror with inset LED lights.

FIRST FLOOR

PRINCIPAL BEDROOM

16'1" x 11'4" reducing to 8'1" (4.90m x 3.45m reducing to 2.46m)  
The principal bedroom has been extended to incorporate bedroom 4 to create a much grander principal suite. With fitted wardrobes and three windows to the front elevation and laminate flooring.

Please note that the bedroom could easily be converted back to the original two bedroom layout by the addition of a stud wall as the original door and architrave remain in place.

EN SUITE SHOWER ROOM

8'1" x 5'9" (2.46m x 1.75m)  
With a modern three piece sanitary suite comprising vanity unit, back to the wall w.c. and inset hand wash basin. Corner shower enclosure, with Mira digital shower, tiled walls and floor and window to the side elevation.

BEDROOM 2

10'8" x 9'11" (3.25m x 3.02m)  
Built-in wardrobes and window to rear elevation.

BEDROOM 3

7'7" x 7'2" (2.31m x 2.18m)  
Window to rear elevation.

BATHROOM

8'0" x 5'5" (2.44m x 1.65m)  
With three piece sanitary suite comprising panelled bath with separate Mira shower over. Vanity unit with semi-recessed hand wash basin, inset mirror and storage and low level w.c. Tiled walls and floor.

OUTSIDE

The front garden has been laid under brick sets to provide ample parking for a number of vehicles. Access can be gained down both sides of the property to the rear garden through timber gates.

The private rear garden has been professionally landscaped with Indian Stone patio areas and much of the garden being laid under decorative gravel and cobbles. With attractive planting, and additional sculpted features.

GARAGE

29'8" x 8'1" (9.04m x 2.46m)  
A large tandem double garage which is an extension to the original property with electric roller shutter door to the front and supplied with light and power. Internal door through to the kitchen.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Contact the agent’s Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you. Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net



VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

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