



**35 Nalton Drive, Driffield, YO25 5GE**  
**£265,000**



## The Property Perspective

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PROPERTY  
PERSPECTIVE

We are delighted to offer for sale this modern detached house located on a popular development with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools. The property still benefits from over 5 years remaining of its New Home Structural Warranty.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with appliances plus contemporary bathroom, en suite and WC. Items of note include French doors to the rear, utility cupboard plus fitted wardrobes to bedrooms 1 & 2. There are ample sockets and media points to the property. The home is ready to move in with flooring and curtains included as fitted.

To the ground floor is an entrance hall, lounge, dining kitchen and WC. There are 4 well proportioned bedrooms, the master with en suite plus a family bathroom accessed from the first floor landing.

The property benefits from private gardens laid mainly to lawn with patio area. There is a home office with power and light. The property benefits from driveway parking for a number of cars leading to a detached garage with power and light.

Tenure - Freehold.  
Estate Management Fee - £200pa.  
Council Tax - Band D

The property comprises.

### GROUND FLOOR

#### Entrance Hall

With entrance mat well plus fitted carpets. Access to store.

**Lounge 16'6"(max) x 10'8"(max) (5.03m(max) x 3.26m(max))**

With carpets and curtains.

**Dining Kitchen 18'0"(max) x 13'6"(max) (5.51m(max) x 4.12m(max))**

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus breakfast bar and stainless steel splash back. With oven, hob, hood, American fridge freezer and dishwasher plus utility cupboard with plumbing for washing machine. Having French doors to the rear plus vinyl flooring.

**WC 7'0" x 2'10" (2.15m x 0.87m)**

Having contemporary white sanitary ware with tiling and vinyl flooring.

### FIRST FLOOR

#### Landing

With fitted carpets. Access to store.

**Bedroom 1 13'9"(max) x 8'11"(max) (4.21m(max) x 2.73m(max))**

With fitted wardrobes, carpets and curtains.

**En Suite 6'5"(max) x 6'0"(max) (1.97m(max) x 1.83m(max))**

Having contemporary white sanitary ware, double shower, tiling and vinyl flooring.

**Bedroom 2 9'9"(max) x 9'3"(max) (2.99m(max) x 2.82m(max))**

With fitted wardrobes, carpets and curtains.

**Bedroom 3 8'9"(max) x 8'3"(max) (2.68m(max) x 2.53m(max))**

With carpets and curtains.

**Bedroom 4 8'6"(max) x 6'9"(max) (2.60m(max) x 2.06m(max))**

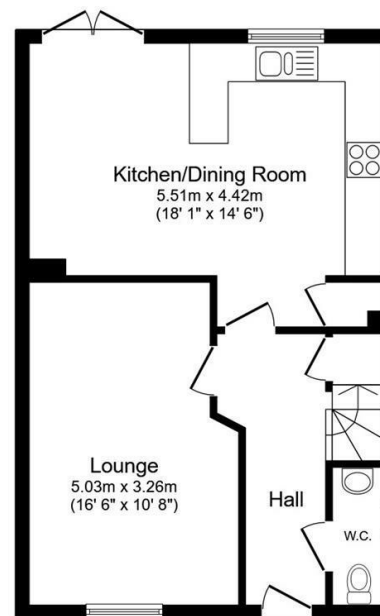
With carpets and curtains.

**Bathroom 6'8" x 5'6" (2.05m x 1.69m)**

Having contemporary white sanitary ware with tiling and vinyl flooring.

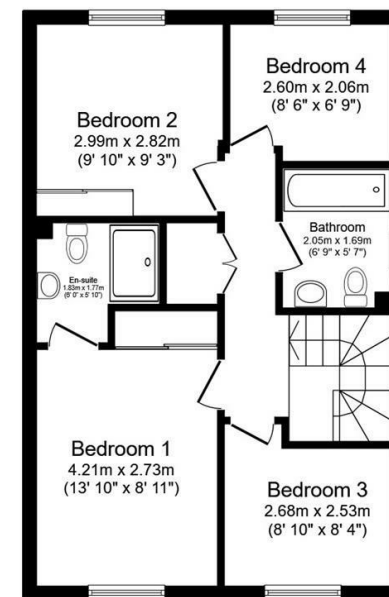
### EXTERNAL

The property benefits from private gardens laid mainly to lawn with patio area. There is a home office with power and light. The property benefits from driveway parking for a number of cars leading to a detached garage with power and light.



Ground Floor

Floor area 48.2 sq.m. (519 sq.ft.)



First Floor

Floor area 48.2 sq.m. (519 sq.ft.)

Total floor area: 96.4 sq.m. (1,038 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)