



Driffield
YO25 4NN

Price £850,000

 **5**  **4**  **5**  **C**

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EXCLUSIVE

Driffield

DESCRIPTION

**** WONDERFUL REDISIDENTIAL / COMMERCIAL OPPORTUNITY ****

This property is ideal for those wanting to run a successful business from where they live!

Step through the entrance hall into the spacious living area, adorned with large windows, welcoming natural light. A brick fireplace, complete with a fitted log burner, adds warmth and character to this exquisite space.

Adjacent to the living area is the farmhouse-style kitchen, a culinary haven with ample worktop and storage space illuminated by natural radiance by the Velux windows. A utility room offers storage ensuring functionality without compromising on style.

The dining area, featuring another brick fireplace and log burner, provides an ideal setting for entertaining guests.

Discover a games room that is both spacious and well-crafted boasting a WC. The property has a downstairs bedroom with en-suite.

Upstairs, find a master bedroom that exudes luxury, complete with a Velux window and an ensuite. The second double bedroom, comes with its own ensuite, ensuring privacy and comfort. The remaining three double bedrooms, provide ample space for residents or guests. The family bathroom, features both a walk-in shower and a freestanding bathtub, complemented by a large Velux window that adds a touch of sophistication.

A dedicated cinema room, is a show stopper, fitted with a projector and cinema screen, providing an immersive viewing experience.

There is an expansive rear garden, where a patio area beckons with two built-in pizza ovens, perfect for al fresco dining. A centrally located pond adds a touch of tranquillity, while a wooden pagoda stands as a charming focal point. At the rear, a log cabin presents an excellent opportunity for an Airbnb or extended family accommodation.

For those with entrepreneurial aspirations, the property includes a large metal hangar ideal for a mechanic/car garage business. This is not just a home; it's an exclusive sanctuary that combines luxury, functionality, and endless possibilities







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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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