



Butt Lane, Driffield YO25 3YE

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Discover luxury living in Wold Newton with this five-bedroom exclusive property. Beyond its elegant facade lies a haven of sophistication and comfort, where every detail has been meticulously crafted to offer the epitome of refined living.

As you approach the property, you're greeted by a picturesque large garden, setting the tone for the grandeur that awaits within. Inside you're immediately captivated by the spacious open-plan kitchen/diner/snug area, where exposed wooden beams and brick archways infuse the space with character and warmth.

The kitchen is a chef's dream, boasting ample worktop and cupboard space, complemented by NEFF integrated appliances including a wine cooler and coffee machine and a breakfast table. The dining area is spacious while bi-folding doors seamlessly connect the dining area to the landscaped Japanese garden, creating a perfect harmony between indoor and outdoor living.

Relax and unwind in the cosy lounge, featuring a brick feature fireplace that adds a touch of rustic elegance. An additional reception room with a built-in library area offers versatility and space for quiet contemplation or entertaining guests.

The ground floor also accommodates a generously sized double bedroom with floor-to-ceiling windows overlooking the tranquil Japanese garden. A beautifully appointed bathroom with a walk-in shower completes the ground floor layout, ensuring convenience and comfort for guests or residents alike. Ascending to the first floor, you'll find four more double bedrooms, two of which boast their own ensembles featuring luxurious walk-in showers, while another indulges in a freestanding bathtub for a spa-like experience. The family bathroom is equally impressive, featuring a walk-in shower and a lavish jacuzzi bath, perfect for unwinding after a long day.

Outside, the property offers off-road parking and two garages, providing ample space for vehicles and storage.

Schedule a viewing today to and experience the pinnacle of luxury living!







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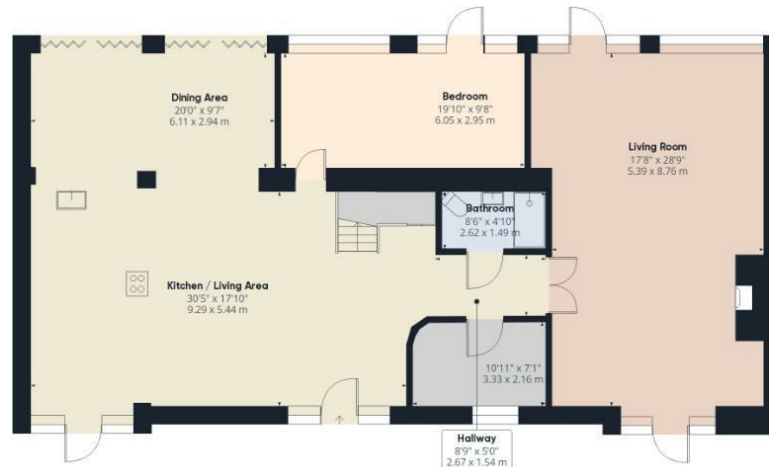


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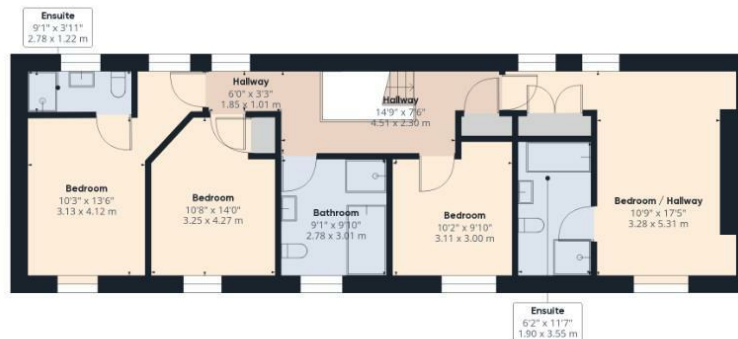




These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. 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.



Ground Floor



Floor 1

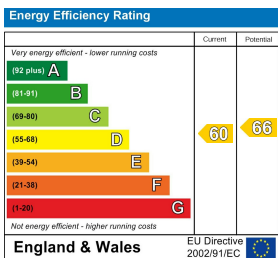
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Approximate total area<sup>(1)</sup>  
2718.54 ft<sup>2</sup>  
252.56 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



**Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters Hunters Bridlington - 01262 674252 <https://www.hunters.com>

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