



## Bridlington Road, Driffield

East Yorkshire, YO25 8AW

Offers Over £500,000



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**HUNTERS**<sup>®</sup>  
EXCLUSIVE



# Bridlington Road, Driffield

## \*\*EXCLUSIVE PLOT\*\*

This stunning five-bedroom detached dormer bungalow sits on an impressive wrap-around plot, offering approximately half an acre of maintained land. The property stands out with its full planning permission for a one-bedroom annex in the rear garden, perfect for extended family living or generating additional income by replacing the existing workshop.

As you approach, you'll be greeted by ample off-road parking and a double garage. Step inside to discover a spacious and inviting lounge, featuring patio doors that open to a patio area in the garden.

The heart of this home is its expansive kitchen/diner, renovated to the highest standards. It boasts an integrated gas hob, oven, and microwave, along with a kitchen island and breakfast bar. There's ample worktop and cupboard space, including a dedicated area for an American fridge freezer. A feature log burner adds warmth and sophistication, making this space ideal for family gatherings. The dining area, adjacent to the kitchen, accommodates a large family dining table, and bi-folding doors seamlessly blend indoor and outdoor living.

On the ground floor, you'll find the first bedroom—a spacious double with its own ensuite and a walk-in shower, beautifully presented for ultimate comfort. The second and third ground floor bedrooms are also generous doubles, perfect for family or guests. The recently refurbished family bathroom ensuring modern convenience.

Upstairs, the dormer reveals another double bedroom with a Juliet balcony. A first-floor bathroom, complete with a bath and a Velux skylight, floods the room with natural light. The second bedroom on this floor, currently used as a second lounge area, offers versatility and additional living space.

The rear garden is a true highlight, with an additional patio area ideal for outdoor dining and entertaining. The expansive, well-maintained garden is a big wrap-around corner plot, perfect for children to play and garden enthusiasts alike.





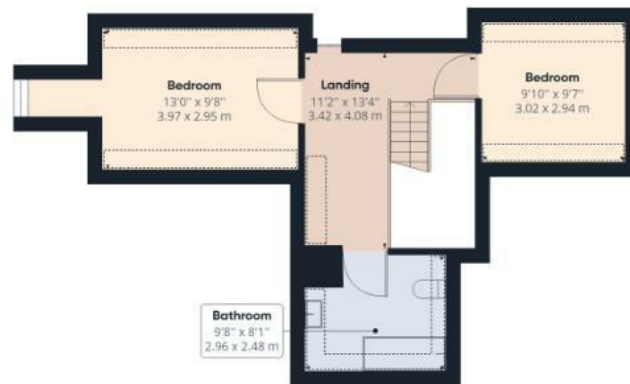








**Ground Floor**



**Floor 1**

**Approximate total area<sup>(1)</sup>**

1787.22 ft<sup>2</sup>  
166.04 m<sup>2</sup>

**Reduced headroom**

92.04 ft<sup>2</sup>  
8.55 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

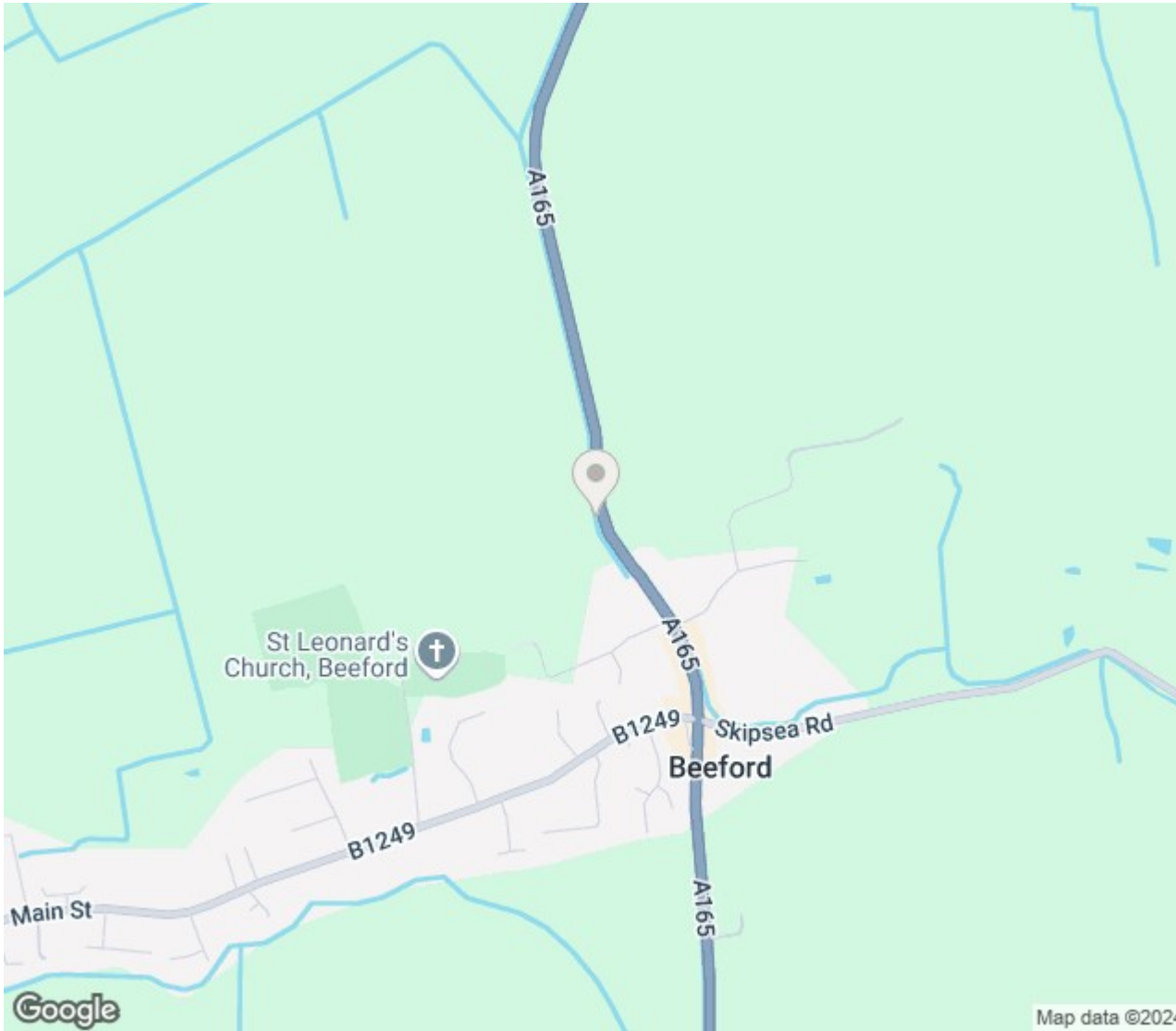
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360









## ENERGY PERFORMANCE CERTIFICATE

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