



The Poplars, Brandesburton

YO25 8XA

Asking Price £370,000



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EXCLUSIVE

21 The Poplars, Brandesburton

DESCRIPTION

Welcome to The Poplars, a charming house located in the picturesque village of Brandesburton, Driffield. This delightful property, built in 1998, offers a generous living space of 1,608 square feet, making it an ideal family home.

As you enter, you are greeted by two spacious reception rooms, ideal for entertaining guests or enjoying quiet family evenings. The well-appointed kitchen combines functionality and style, providing space for a range oven, a breakfast bar, and ample storage. It is well-presented and flows seamlessly into the dining area, perfect for family meals and entertaining. Additionally, there is a large sunroom, offering a bright and versatile space to relax or spend time with family.

The property boasts four comfortable bedrooms, providing ample space for family members or guests. The master bedroom benefits from an en suite shower room, while the family bathroom features a modern three-piece suite, including a bath with a shower over, ensuring convenience and privacy for everyone.

The low-maintenance rear garden is designed for effortless enjoyment, with a blend of artificial lawn and a spacious patio area – ideal for relaxing or entertaining without the need for constant upkeep. To the front, the property benefits from ample off-road parking and a double garage, offering both secure vehicle storage and additional space. At the rear of the garage, a versatile office has been created, perfect for working from home!

Set in a quiet location, The Poplars offers a wonderful blend of modern living and village charm. The surrounding area is known for its friendly community and beautiful countryside, making it an excellent choice for those seeking a peaceful lifestyle while still being within easy reach of local amenities.

Whether you are looking to settle down or invest in a family home, The Poplars is a fantastic opportunity that should not be missed. Come and experience the warmth and comfort this lovely home has to offer.



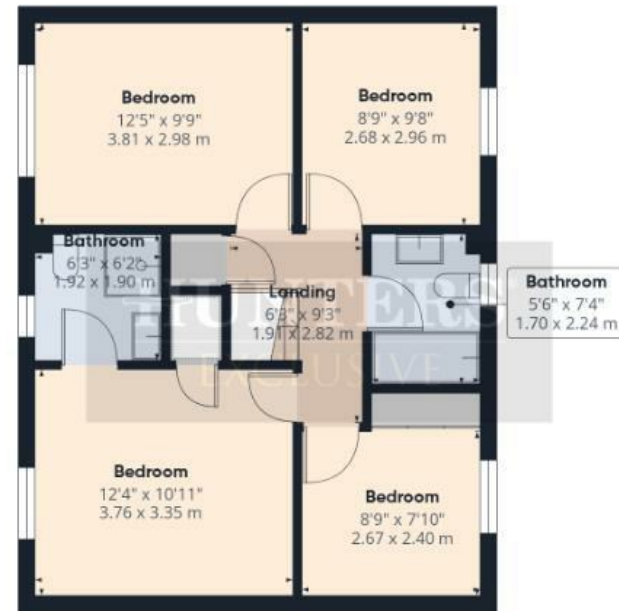
ROOMS







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾

1608 ft²

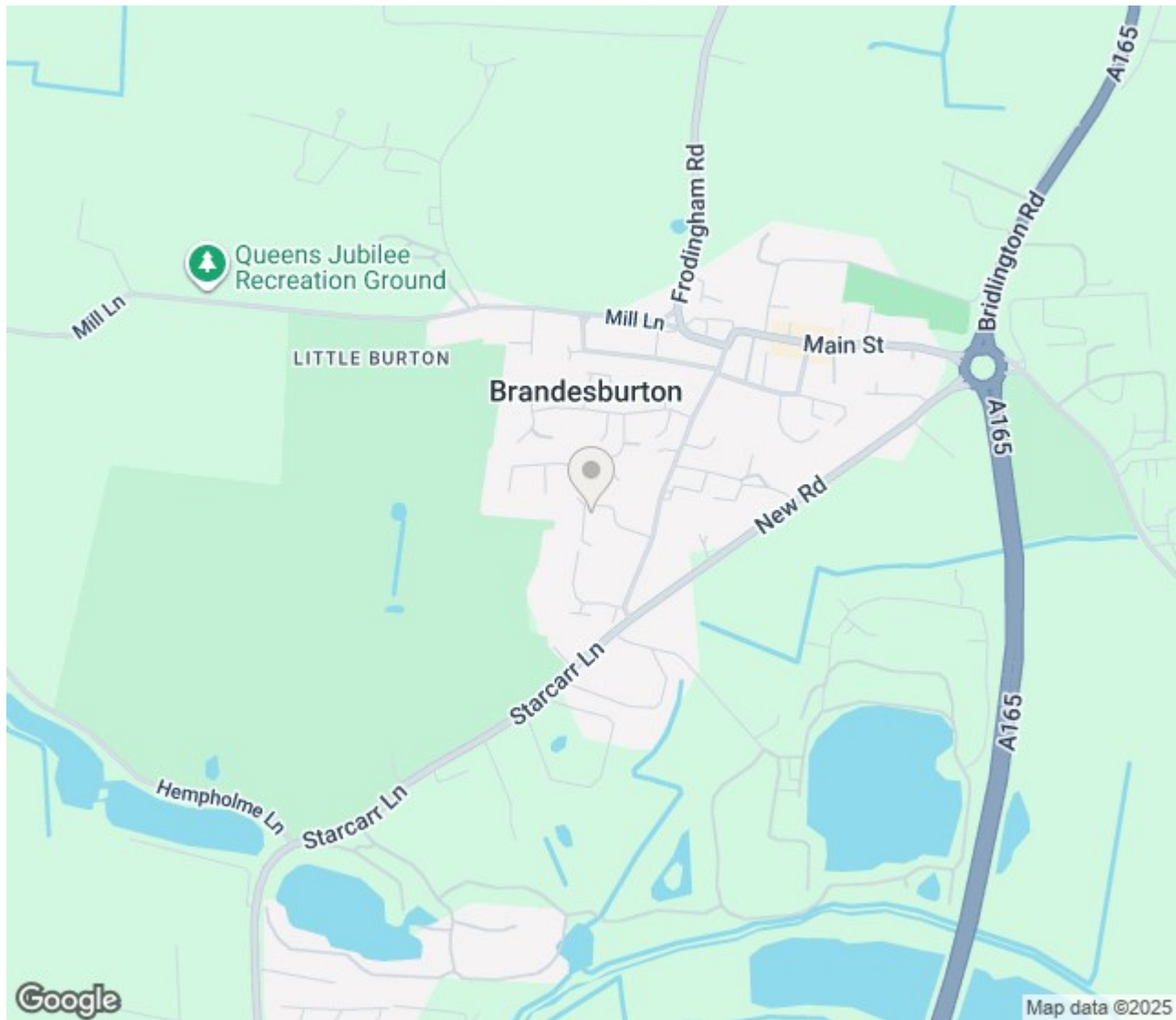
149.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration

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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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