



## Marton Lane, Rudston, Driffield, YO25 4UZ

- Three spacious bedrooms
- Bright living and dining room
- Lovely rear garden
- Large plot
- Close to local amenities
- Two modern bathrooms
- Well-equipped kitchen
- Double garage
- Located in Rudston, Driffield
- Viewing recommended

**Asking Price £325,000**





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## DESCRIPTION

Nestled in the charming village of Rudston, Driffield, this delightful three-bedroom detached bungalow on Marton Lane offers a perfect blend of comfort and practicality. Spanning an impressive 1,744 square feet, the property boasts a well-designed layout.

Upon entering, you are greeted by a spacious reception room, perfect for both relaxing and entertaining guests. The living area flows effortlessly into the dining room, where large sliding doors open onto the garden, creating a bright and airy space ideal for family meals and social gatherings. The well-equipped kitchen offers ample room for cooking and everyday dining, making it a practical and inviting hub of the home.

The property features three generously sized bedrooms, each offering a peaceful retreat at the end of the day. With two bathrooms, including a family bathroom and an en-suite, morning routines are made effortless, ensuring convenience for all residents.

Outside, the expansive rear garden offers a delightful outdoor space, ideal for relaxing in the fresh air, gardening, or hosting summer barbecues. The property also benefits from a double garage, providing secure parking and additional storage.

Set on a generous plot along a peaceful road in the charming village of Rudston, this home enjoys a tranquil setting while remaining within easy reach of nearby towns such as Bridlington, Driffield, and Beverley. Whether you're a growing family or looking for a serene place to settle down, this property on Marton Lane presents a wonderful opportunity not to be missed.











### Viewings

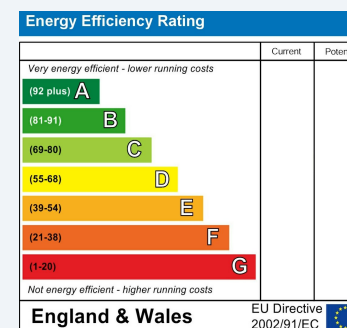
Please contact [bridlington@hunters.com](mailto:bridlington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

**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.