



**The Meadows, Brandesburton Driffield YO25 8QG**

**welcome to**

**The Meadows, Brandesburton Driffield**

A luxurious 5 bedroom family house presented with great taste and style situated in this tranquil village of Brandesburton. THIS PROPERTY IS NOT TO BE MISSED!!!



**An amazing five bedroom family home which benefits from luxurious features throughout which is situated in a small cul de sac in the little village of Brandesburton. Comprising entrance hall, day room, cloakroom, lounge and stylish open plan living/dining kitchen area. Principal bedroom with en-suite and dressing area, bedroom 2 with en-suite plus a family bathroom. A further two bedrooms and shower room to the second floor. Superb gardens, double garage and good sized driveway.**

#### **Entrance Hall**

Double glazed entrance door, sash window to the side, radiator, tiled floor and stairs to the first floor.

#### **Cloakroom**

Low level W/C, sink, splash back tiling and radiator.

#### **Lounge**

11' 8" x 20' 1" ( 3.56m x 6.12m )

Two double glazed french style doors to the side, tiled hearth with open fire and solid oak flooring.

#### **Day Room**

11' 3" x 9' 3" ( 3.43m x 2.82m )

Double glazed window to the front, solid oak flooring and a radiator.

#### **Open Plan Kitchen**

18' 1" x 15' 9" ( 5.51m x 4.80m )

Fitted kitchen with a range of wall and base bespoke units, quartz work surfaces, twin ceramic unit, range oven and extractor fan, integrated dishwasher, microwave, fridge, drinks fridge and freezer. Spotlights to the ceiling, splash back tiling and parquet effect flooring.

#### **Utility Room**

Bi-fold style doors to the garden and a radiator.

#### **Landing**

Sash window to the front and storage cupboard.

#### **Bedroom 1**

15' 5" x 12' 5" ( 4.70m x 3.78m )

Double glazed sash window to the front and the side and radiator.

#### **Dressing Room**

8' 1" x 7' 10" ( 2.46m x 2.39m )

Fitted wardrobes, mirror and dressing table.

#### **En-Suite Shower Room**

Villeroy & Boch suite comprising double shower cubicle, wc and vanity wash hand basin.

#### **Bedroom 2**

11' 7" x 9' 8" ( 3.53m x 2.95m )

Double glazed sash window to the front and a radiator.

#### **En-Suite Shower Room**

Partially tiled with shower cubicle, sink and low level W/C.

#### **Bedroom 3**

12' 5" x 9' 4" ( 3.78m x 2.84m )

Double glazed window to the rear and a radiator.

#### **Bathroom**

Bathroom with roll top bath and shower attachment on first floor, dual sink unit, low level W/C, heated towel rail, part tiling, inset spotlights and double glazed window to the rear.

#### **Second Floor**

##### **Bedroom 4**

12' 5" x 11' 1" ( 3.78m x 3.38m )

Double glazed window to the front and a radiator. Sloping ceiling.

##### **Bedroom 5**

11' 4" x 11' 4" ( 3.45m x 3.45m )

Double glazed window to the front and a radiator. Sloping ceiling.

##### **Shower Room**

Shower room with shower, W/C and sink vanity unit, heated towel rail, extractor fan and tiled floor.

##### **Front Garden**

Shower room with shower, W/C and sink vanity unit, heated towel rail, extractor fan and tiled floor.

##### **Rear Garden**

Rear garden with borders, outdoor kitchen with pizza oven and pond with a water feature.

##### **Double Driveway**

Driveway providing lots of parking.

##### **Double Garage**

Up and over doors, power, light and plumbing.



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## The Meadows, Brandesburton Driffield

- Amazing 5 Bedroom Family Home
- Village location
- Stunning Open Plan Kitchen/Diner And Sitting Area
- Principal Bedroom With En-Suite And Dressing Area
- Council Tax Band F

Tenure: Freehold EPC Rating: C

# £475,000



### directions to this property:

See below map of property location. For further information on the local area please contact the Residential Sales Team on 01482 880488.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BEV106071 - 0011

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