



Southgate, Cranswick, Drifffield, YO25 9QT

Welcome to

Southgate, Cranswick Drifffield

****Guide Price £375,000 - £390,000**** Individually designed detached family home in the heart of a sought-after village, offering open views over the green, generous private gardens, gated side drive with detached garage and entertainment/games room, and immediate vacant possession.





Ground Floor



First Floor

Entrance Porch

Entrance Hall

Lounge

16' 6" x 13' 7" (5.03m x 4.14m)

Dining Room

12' 2" x 9' 5" (3.71m x 2.87m)

Kitchen

10' 8" x 9' 4" (3.25m x 2.84m)

Utility Room

7' 1" x 5' 7" extending to 8' 6" (2.16m x 1.70m extending to 2.59m)

Ground Floor Shower Room

Landing

Bedroom One

13' 9" x 11' 1" including wardrobes (4.19m x 3.38m including wardrobes)

Bedroom Two

13' 3" plus door entrance x 11' 8" (4.04m plus door entrance x 3.56m)

Bedroom Three

9' 6" x 7' (2.90m x 2.13m)

Bathroom

Outside

To the front of the property is forecourt garden with open views over the village green and having a side drive. The established and private generous rear garden has shrub and tree borders.

Garage

18' x 15' 4" (5.49m x 4.67m)

Detached double garage with electrically operated up and over door, window to the side aspect and storage in eaves.

Entertainment/Games Room

16' 3" x 12' 9" (4.95m x 3.89m)

Excellent space to entertain family and friends.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to

Southgate, Cranswick Driffield

- Individually designed detached family home
- Central village location with open views over the green
- **Guide Price £375,000 - £390,000**
- Gated side driveway leading to the detached garage entertainment/Games Room
- Highly sought-after village with excellent amenities and school

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

guide price

£375,000 - £390,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BEV107257



Property Ref:
BEV107257 - 0004

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