



4 Manor Green, North Frodingham

Drifffield

Guide Price **£365,000**

4 Manor Green

North Frodingham, Drifffield

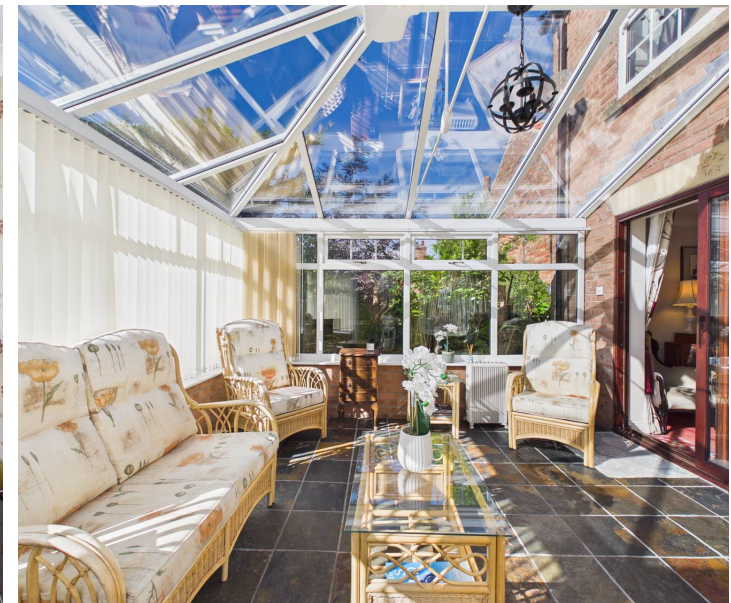
Spacious 4-bed detached home with living room, dining area, kitchen, conservatory, double garage, garden, and parking. Modern, well-located, and ideal for families. Early viewing advised.
Council Tax band: D

Tenure: Freehold

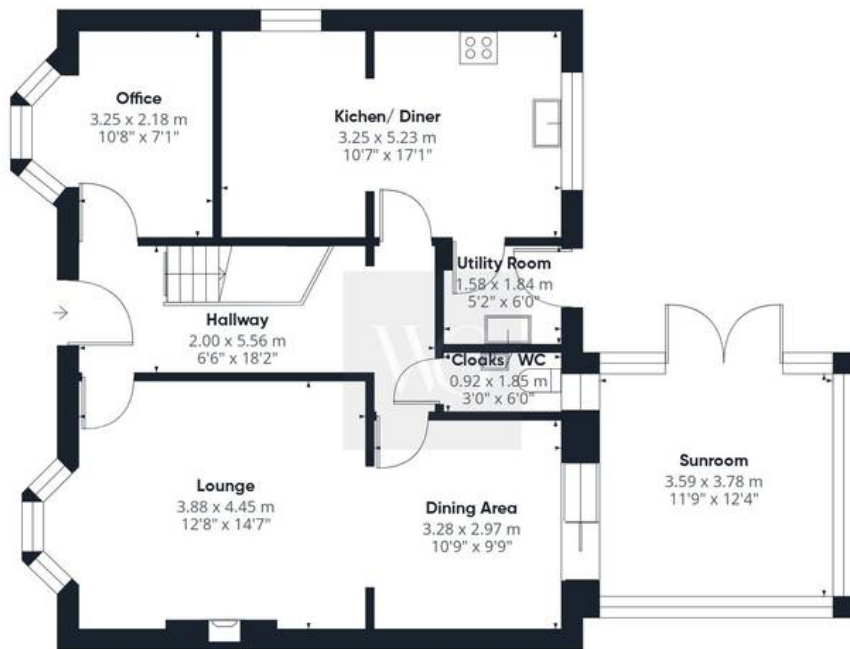
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

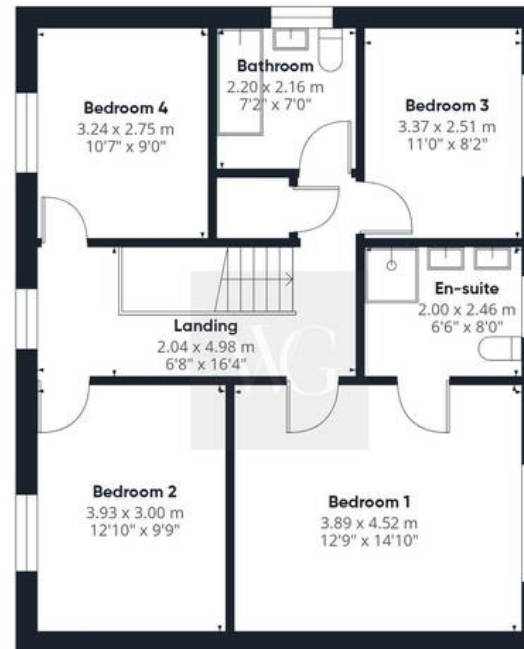
- LARGE 4 BEDROOM FAMILY HOME
- SPACIOUS AND PRIVATE SOUTH FACING GARDEN
- CONSERVATORY WITH GARDEN ACCESS
- DETACHED DOUBLE GARAGE
- PARKING LOCATED DOWN PRIVATE ROAD
- KITCHEN WITH INTEGRATED APPLIANCES
- GAS CH & DG WINDOWS
- BUILT BY LOCAL BUILDERS PETER WARD HOMES







Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

WG

Approximate total area⁽¹⁾

184.1 m²

1982 ft²

(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 only.

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