

# linkagency

3 Bedroom Bungalow - Detached for Sale

£325,000

12 Londesborough Road, Cranswick, Driffield, YO25 9PL



## KEY FEATURES

- BEAUTIFULLY PRESENTED, MUCH IMPROVED 3 BEDROOM DETACHED TRUE BUNGALOW
- STUNNING, OPEN-PLAN, RECENT, CONTEMPORARY KITCHEN / DINING ROOM
- SPACIOUS, LIGHT-FILLED LIVING ROOM WITH A FEATURE LOG BURNER
- DOUBLE BEDROOM WITH CONTEMPORARY ENSUITE
- 2 FURTHER, VERSATILE DOUBLE BEDROOMS
- LUXURY FAMILY SHOWER ROOM
- OAK INTERIOR DOORS WITH CONTEMPORARY BLACK HANDLES
- GOOD SIZE DRIVEWAY AND CARPORT ; AMPLE OFF-ROAD PARKING
- SEPARATE DETACHED GARAGE
- SOUGHT-AFTER VILLAGE WITH MULTIPLE AMENITIES + GOOD ROAD AND RAIL TRANSPORT LINKS

HEAD OFFICE

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Located in a quiet cul de sac, just east of the village centre and close to the village's many amenities, this 3 bedroom bungalow has undergone many major improvements. The exceptionally well-maintained and beautifully appointed three-bedroom detached bungalow, offers spacious and versatile living accommodation through-out. Situated on a generous plot with wrap-around gardens, this most appealing home is truly move-in ready and perfect for those seeking single-storey living without compromising on space, quality, or style.

Upon entering through the welcoming bright porch, you are greeted by a central hallway featuring elegant wood-effect, herringbone style Karndean flooring that immediately sets a sophisticated tone for the rest of the property. The heart of the home is a superb, contemporary kitchen/dining room, boasting stylish sage green shaker-style units with integrated appliances to include: integrated double ovens, a built-in fridge freezer, a dishwasher and a washing machine. There is ample dining space—providing a space for both everyday living and entertaining. Across the entrance hall, the expansive, light-filled living room offers a comfortable and spacious and stylish retreat, complete with a contemporary feature multi fuel log-burner with a feature oak mantel.

The property benefits from three well-proportioned double bedrooms. Two of the bedrooms have fitted wardrobes and one of the rooms has a recently fitted en-suite shower room. A beautifully finished, contemporary family shower room serves the remaining two double bedrooms, one of which is currently being utilized as a home office /hobby room, perfectly demonstrating the flexibility of the accommodation.

Externally, the property continues to impress. Approached via a lengthy driveway and useful carport with an EV charger, there is ample off-road parking for multiple vehicles leading down to a detached garage. To the rear and side is the very well maintained, wrap around garden, with lawn areas and planted borders as well as a paved patio area.

### Hutton Cranswick

Hutton Cranswick is a pretty, very much sought-after village, which is made up of two conjoined villages.

The village of Cranswick has a large, picturesque village green, reportedly the largest in East Yorkshire, with a fabulous children's play area and a pond. An annual village show is held on the green along with other family events. The area offers excellent walking routes with many well-maintained public footpaths leading from the village centre offering circular walking routes of varying lengths. Cycling is very popular in the East Riding and East Yorkshire wolds area owing to the existence of a large network of open country roads. Other amenities within this popular village include: a bowls club with bowling green; a post office and general stores; a beauticians and nail salon; a fish and chip shop/chinese take-away; a prestigious butcher's shop; a village pub; a farm shop and cafe; a garden centre and cafe and 3 garage/car sales rooms. On the outskirts of the village, there is a small industrial estate where various small businesses are located. Cranswick also has a thriving methodist church, a WI hall and a well-regarded primary school.

In the smaller village of Hutton there is a church of England, St Peter's; a fishing lake and a sports and recreation centre with tennis courts and a football ground. There are regular sports' activities and clubs held at the WI hall and the Methodist hall in Cranswick and at the Sports and Recreation club in Hutton. The village offers regular entertainment for residents including: a gardening club, a choir, WI meetings, children's activities, film nights, an annual village car boot sale and a village show. Local events are advertised in The Bulletin delivered monthly to houses in Hutton, Cranswick and Watton. The village has its own railway station and is ideally located for those wishing to commute to Hull, York or the East Yorkshire coast. The historic town of Beverley can be reached in approximately 10 minutes by train and approximately 15 minutes by car. Hull can be reached by train in approximately 25 minutes or approximately 40 minutes by car. York can be reached in approximately 50 minutes by car. Bridlington is just a 20 minute drive away or can be reached in a similar time by train. The 41 Hull to Bridlington bus runs at the top of the village on the A164, 7am to 11pm, every hour, daily.

### Porch

8'2" x 3'11"

- UPVC glazed sliding door
- Glazed door to the hallway



### Entrance Hall

- Wood-effect Karndean flooring
- Oak interior doors with contemporary black handles
- Glazed oak doors to the living room and kitchen
- Radiator
- Loft access to part-boarded loft with loft ladder

### Living room

21'5" x 13'1"

- Continuation of the wood-effect Karndean flooring
- Large bay window to the front aspect offering excellent natural light
- Feature fireplace with a log / multi fuel burner and a solid oak mantel
- Generous proportions perfect for family living
- Radiators x 2

### Kitchen/ dining room

18'1" x 13'1"

- Comprehensive range of stylish sage green shaker-style base and eye level units
- Wood-effect worktops with glazed tile, metro style splash-backs
- Integrated appliances to include: an eye-level double oven, an electric hob, and an extractor unit, dishwasher, fridge freezer and washing machine
- 1.5 bowl composite sink with mixer tap
- Large window overlooking the garden
- Contemporary column radiator
- Karndean wood-effect flooring
- Generous dining area
- Exterior door to the side

### Bedroom

12'2" x 11'1"

- Fitted sliding wardrobes
- Fitted carpet
- Radiator
- Access to private en-suite
- Aspect to the front

### Ensuite

- Contemporary suite with modern marble-effect wall tiling
- Walk-in shower enclosure with a mains-fed shower, chrome controls with large shower head
- Sleek grey vanity unit with inset wash hand basin
- Chrome towel radiator

### Extra details

#### Bedroom

13'1" x 9'10"

- Spacious double bedroom
- Fitted over-bed storage cupboards with wardrobes and matching bedside drawers to the side
- Fitted carpet
- Large window with aspect to the rear garden
- Radiator

#### Bedroom

13'1" x 12'2"

- Well-proportioned double bedroom, currently utilized as a home office / hobby room
- Fitted carpet
- Bright aspect with a large window with aspect to the rear garden
- Radiator

### Shower Room

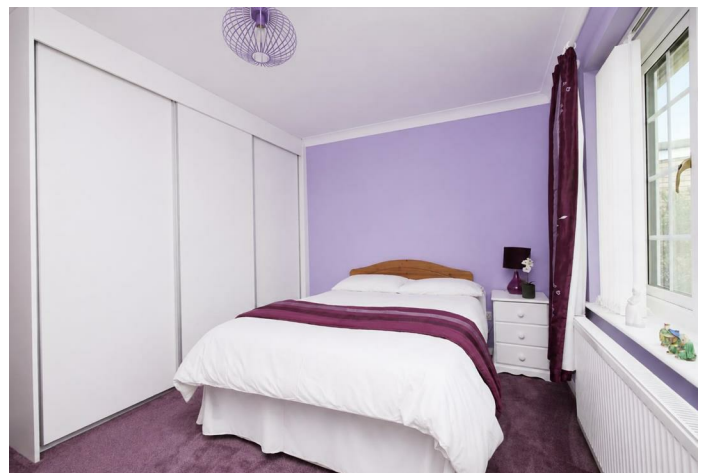
6'6" x 6'6"

- Contemporary suite featuring a large corner shower cubicle with chrome controls and dual shower heads
- Modern grey and white wall tiling
- White vanity sink
- Chrome towel radiator
- Wood-effect flooring

### Garage

19'8" x 8'10"

- Detached garage
- Up and over door



## Gardens

### Front Elevation & Driveway

- Beautifully presented detached brick-built bungalow
- Approached via a long, part-gravelled and part-concrete driveway providing ample off-road parking for multiple vehicles
- Useful covered carport area leading directly to the detached garage
- Concrete pathway to the front porch
- Front lawn accompanied by well-tended, mature planted borders and established shrubs which extends to a v shape beyond the property
- Wall with gated side access leading through to the rear garden

### Rear & Side Garden

- A generously sized, beautifully maintained wrap-around garden
- Predominantly laid to lawn, intersected by a paved pathway
- Variety of floral borders and established shrubs
- Paved patio area
- Timber fencing to all perimeters
- Outdoor tap

## Extra details

### Extra Details

- EV charger to the outer wall
- Kitchen fitted 2024
- New roof tiles 2018
- Oil central heating boiler fitted 2021
- Triple glazing added in 2020
- Multi-fuel log burner fitted in 2023

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## Jayne at Link Agency

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High quality, professional interior and exterior photography as standard

Easy to read, detailed floor plans

Listing on major websites

Regular use of social media especially Facebook and Instagram

Accompanied viewings for your buyers

An Open House event when appropriate

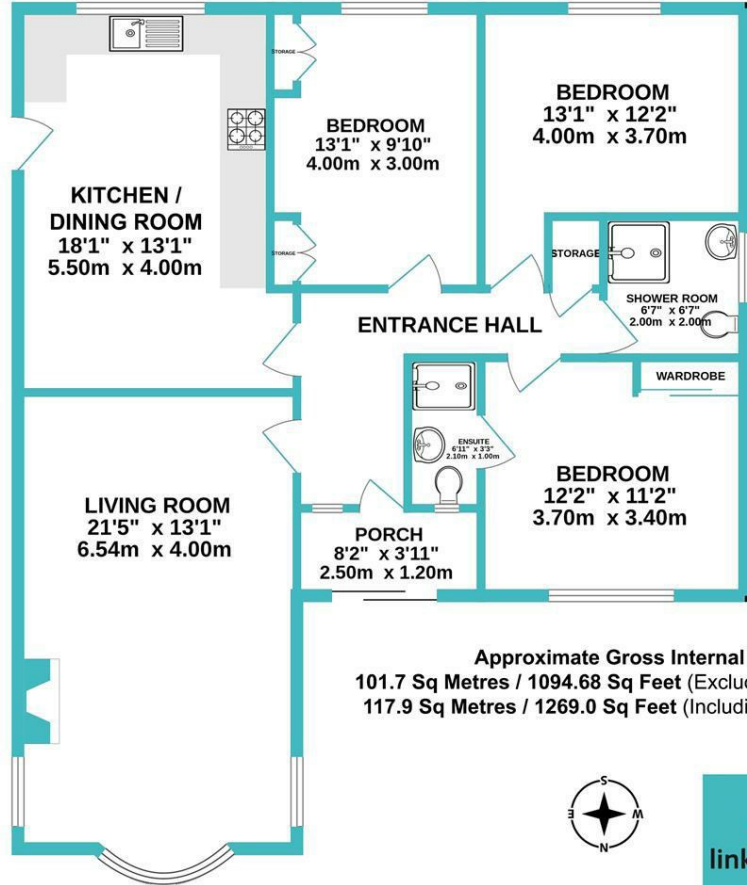
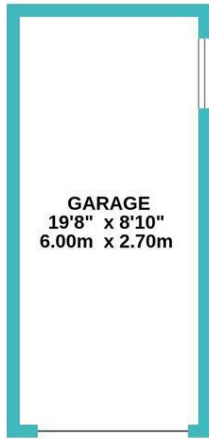
Regular contact

Thorough, attentive, sales progression once a buyer has been found

Negotiations and advice regarding future purchases / rentals of properties

A 24/7 telephone answering service





**Disclaimer:**

Floor plan, furniture and fixture measurements and dimensions are approximate and are for illustrative purposes only. We give no warranty or representation as to the accuracy and completeness of the floor plan.

**Approximate Gross Internal Floor Area**  
 101.7 Sq Metres / 1094.68 Sq Feet (Excluding Garge)  
 117.9 Sq Metres / 1269.0 Sq Feet (Including Garge)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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