linkagency

2 Bedroom Bungalow - Detached for Sale

£390,000

3 Willbrook Close, Cranswick, Driffield, YO25 9FS









KEY FEATURES

• NO CHAIN • HIGH SPECIFICATION, LUXURY BUNGALOW • 2 DOUBLE BEDROOMS AND 2 LUXURY BATHROOMS • QUALITY KITCHEN WITH INTEGRATED APPLIANCES • BUILT BY REPUTABLE LOCAL BUILDERS IN 2022 • 6 YEARS REMAINING ON THE WARRANTY CERTIFICATE • EXCLUSIVE, QUIET COULD DE SAC IN THE VILLAGE CENTRE • LOCATED CLOSE TO THE PICTURESQUE VILLAGE GREEN • INTEGRATED GARAGE AND AMPLE PARKING • PROFESSIONALLY LANDSCAPED, SOUTH-FACING REAR GARDEN

HEAD OFFICE
Mullbery House Hutton Road, Hutton Cranswick, Driffield, East Riding of Yorkshire, YO25 9PN

Telephone: 01482 699007
Email: Jayne@linkagency.co.uk
Website: www.linkagency.co.uk

A one of a kind, high specification finish, four year old detached bungalow combining bright, beautifully coordinated interiors with a delightful landscaped garden, situated within an attractive, sought-after residential close near the village green in Hutton Cranswick.

With two double bedrooms, two beautifully appointed bath/shower rooms and a generous open-plan living space, this appealing bungalow offers luxury accommodation. Neutral decoration, warm wood tones and carefully chosen finishes create a calm, welcoming feel throughout.

The spacious central entrance hall leads into the impressive open plan kitchen, dining and living room, where windows to the front and side and tri fold doors to the rear bring natural light into the space. The layout provides distinct areas for cooking, dining and relaxing while retaining an easy, sociable flow.

The kitchen features pale-grey shaker-style cabinetry, light-coloured quartz worktops and built-in cooking appliances. Wide tri-fold doors open directly onto the south-facing paved terrace, creating a particularly appealing connection between the house and garden. With the doors folded back and the automatic awning extended, this becomes a wonderful setting for leisurely lunches or entertaining friends.

The principal bedroom enjoys a garden outlook, Sharps' fitted sliding-door wardrobes and its own contemporary en-suite shower room. A generous second double bedroom is served by a separate luxury bathroom with an over bath shower, while a walk-in utility cupboard in the central hallway , keeps laundry facilities neatly tucked away.

Outside, the professionally landscaped garden is a standout feature. A shaped lawn, colourful planted borders, raised beds and mature shrubbery create an attractive setting, with a curved pathway leading to a charming timber summerhouse. To the front, a broad gravel driveway provides generous off-street parking and access to the attached garage.

Hutton Cranswick

Situated in an exclusive, peaceful cul-de-sac setting, just off the village green, in the highly desirable village of Hutton Cranswick, this property enjoys the very best of semi-rural village life combined with unmatched connectivity. Centred around what is reputed to be one of the largest village greens in England with its picturesque duck pond, Hutton Cranswick is widely regarded as one of East Yorkshire's most vibrant and sought-after village communities.

- Proximity & Commuter Distances: Exceptionally well-placed for swift road travel across the East Riding and beyond:
- Driffield: Approximately 3.5 miles.
- Beverley: Approximately 9 miles.
- Hull City Centre: Approximately 20 miles.
- East Yorkshire Coast (Bridlington / Hornsea): Approximately 16 miles.
- York: Approximately 30 miles.
- Village Amenities: The village boasts an outstanding range of everyday facilities, including a well-stocked local convenience store and post office, traditional family butcher, popular farm shop, garden centre, fish and chip / chinese takeaway, and a traditional public house serving food and drinks.
- Exceptional Rail & Road Links: A standout benefit of this location is the immediate proximity to Hutton Cranswick Railway Station on the Yorkshire Coast Line, providing effortless direct commuter train services south to Beverley, Hull, Sheffield, and north to Driffield, Bridlington, and Scarborough. The nearby A164 also affords fast and easy road links to neighboring market towns and the national motorway network.
- Community & Leisure: Hutton Cranswick is known for its thriving, active community, featuring an expansive sports and recreation ground with a dedicated pavilion, tennis courts, bowling green, football pitches, and children's play area.
- Education: Families benefit from the highly regarded Hutton Cranswick Community Primary School situated right within the village, with comprehensive secondary schooling and sixth-form provisions catered for in nearby Driffield and Beverley.
- Countryside & Coast: Surrounded by the idyllic landscapes of the Yorkshire Wolds, residents have direct access to an abundance of rural walking, running, and cycling routes, with the East Coast coastline and beaches only a short drive away.









HEAD OFFICE
Mullbery House Hutton Road, Hutton Cranswick, Driffield, East Riding of Yorkshire, YO25 9PN

Telephone: 01482 699007
Email: Jayne@linkagency.co.uk
Website: www.linkagency.co.uk

Entrance Hall
• Bright and welcoming central hallway
• Warm wood-effect quality flooring and neutral decoration
• Timber-finish panelled internal doors
• Recessed ceiling down-lights
• Access to the living accommodation, bedrooms, bathroom and utility cupboard

Utility area
4'4" x 4'2"
• Useful laundry behind a double door, walk-in laundry area / cupboard accessed from the hallway
• Fitted wall cabinet and worktop
• Under-counter space with plumbing for a washing machine and space for a dryer
• Continuation of quality wood-effect flooring

Open plan living/dining/kitchen
22'5" x 19'11"max
• Generous L-shaped open-plan room with space for separate seating and dining areas
• Pale-grey shaker-style wall and base cabinets
• Light-coloured quartz worktops with matching upstands and a splashback behind the hob
• 2 Built-in ovens
• Integral fridge / freezer
• Integral dishwasher
• Inset hob with an extractor hood over
• 1.5 bowl sink and drainer with mixer tap beneath the rear facing window
• Wide tri-fold doors opening onto the paved garden terrace
• Front-facing window fitted with plantation-style shutters
• Warm wood-effect quality flooring and recessed ceiling down lights as well as a pendant light
• Attractive views over the beautiful, landscaped rear garden

Principal bedroom
11'9" x 11'0"
• Well-proportioned double bedroom with windows to two aspects
• Pleasant rear garden outlook
• Fitted Sharps sliding-door wardrobes providing generous storage
• Neutral decoration and light-coloured carpeting
• Direct access to the en-suite shower room

Ensuite
7'5" x 6'6"
• Contemporary shower room with coordinated marble-effect wall and floor tiling
• Glass shower enclosure with overhead rainfall-style shower and separate handheld attachment
• Vanity unit with wash basin and drawer storage
• Wall-hung Grohe smart WC with concealed cistern
• Chrome ladder-style heated towel rail
• Wall mirror, recessed spotlights and an obscured-glass window

Bedroom 2
15'5" x 10'2"
• Generous second double bedroom
• Light-coloured carpeting and neutral decoration
• Window overlooking the front driveway
• Space for freestanding bedroom furniture
• Versatile accommodation suitable for guests or use as a bedroom combined with perhaps a home office

Bathroom
10'10" x 6'4"
• Stylish bathroom with coordinated marble-effect wall and floor tiling
• Shaped bath with curved glass shower screen
• Over-bath shower with overhead rainfall-style head and handheld attachment
• Wide vanity unit with inset wash basin and drawer storage
• Illuminated wall mirror
• WC and chrome ladder-style heated towel rail
• Recessed ceiling spotlights and an obscured-glass window









HEAD OFFICE
Mullbery House Hutton Road, Hutton Cranswick, Driffield, East Riding of Yorkshire, YO25 9PN

Telephone: 01482 699007
Email: Jayne@linkagency.co.uk
Website: www.linkagency.co.uk

Garage

• Attached single garage approached directly from the gravel driveway
• Contemporary grey automatic entrance door
• Separate external pedestrian door to the garage rear / property side

Exterior and garden

Front

• Broad gravel driveway providing off-street parking for several vehicles
• Paved approach to the recessed front entrance
• Timber boundary fencing and gated entrances to both sides of the property

Rear Garden

• South facing
• Beautiful, professionally landscaped garden with a shaped central lawn
• Established flower and shrub borders providing colour, texture and seasonal interest
• Generous paved terrace directly outside the tri-fold doors
• Automatic retractable striped awning providing shade over the seating area
• Curved paved pathway leading to a timber summerhouse
• Raised timber beds offering space for herbs and vegetables
• Side access to 2 sides connecting the front and rear of the property

Personal Agent Jayne at Link Agency

When you use a Personal Agent to sell your home, your tailor-made estate agency service will include:
Your personal agent's expertise in the residential sales industry throughout Yorkshire
A personal service, tailor made for you
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

These particulars are produced in good faith. They are set out as a general guide only and do not constitute, any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of, or association with Link Agency, has any authority to make or give any representation or warranty whatsoever in relation to this property







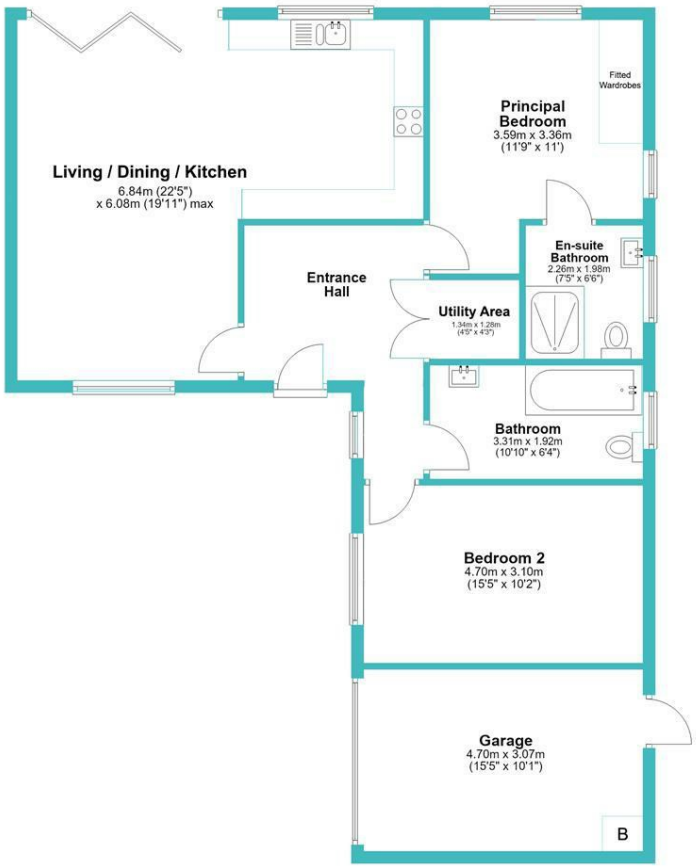



HEAD OFFICE
Mullbery House Hutton Road, Hutton Cranswick, Driffield, East Riding of Yorkshire, YO25 9PN

Telephone: 01482 699007
Email: Jayne@linkagency.co.uk
Website: www.linkagency.co.uk

Floorplan

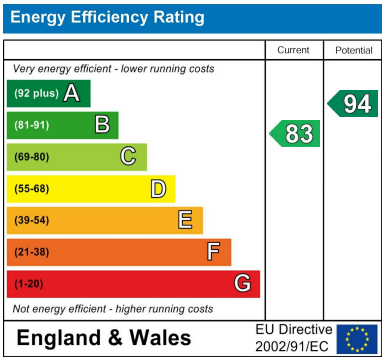
Approximate Gross Internal Floor Area
99.26 Sq Metres / 1068.42 Sq Feet (Including Garge)



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.

Jayne at linkagency

N



Disclaimer
These particulars are produced in good faith. They are set out as a general guide only and do not constitute, any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of, or association with, Link Agency, has any authority to make or give any representation or warranty whatsoever in relation to this property.

HEAD OFFICE
Mullbery House Hutton Road, Hutton Cranswick, Driffield, East Riding of Yorkshire, YO25 9PN

Telephone: 01482 699007
Email: Jayne@linkagency.co.uk
Website: www.linkagency.co.uk