



36 Kestrel Field
Beeford
YO25 8FX

OFFERS IN REGION OF

£350,000

3 Bedroom Detached House



Open Plan Lounge/Dining/Kitchen

 3
  2
  2
  Garage, Off Road Parking
  Gas Central Heating

36 Kestrel Field, Beeford, YO25 8FX

A spectacular detached home, situated within a modern development in the village of Beeford, enjoying open views to the rear. Originally designed as a four-bedroom property, it has been thoughtfully reconfigured to provide three generous double bedrooms, including an ensuite shower room, together with a stylish family bathroom. The ground floor is equally impressive, with a welcoming entrance hall and WC leading into a contemporary open-plan lounge, dining and kitchen space, complete with bi-folding doors opening onto the garden. A useful utility area and a cleverly converted section of the garage provide a versatile snug, whilst retaining valuable storage space and the original up-and-over garage door. With ample off-road parking and a modern, move-in-ready finish throughout, this is a particularly appealing family home combining contemporary living with a pleasant village setting.

Beeford is a popular and well-established East Yorkshire village, offering a convenient range of amenities for everyday life including a village shop and Post Office, fish and chip shop and

public house. The village is also home to a well-regarded primary school, doctors' surgery, community facilities and playing fields, creating a friendly and welcoming environment for families. Surrounded by attractive open countryside, Beeford is ideally positioned for access to the nearby market towns of Driffeld and Beverley, whilst the coastal resort of Bridlington is also within easy reach.

The closest town to Beeford is Driffeld, often called the Capital of the Wolds and is a thriving market town offering an appealing blend of rural charm and modern convenience. Its bustling high street is home to independent shops, cafés and traditional pubs, while the popular weekly market and annual agricultural show highlight the town's strong community spirit. With supermarkets, well-regarded schools, leisure facilities and excellent transport links, Driffeld provides everything needed for day-to-day living, making it an attractive hub for those settling in the surrounding villages.



Lounge Area



Kitchen/Dining Area



Kitchen Area



Utility Room

Accommodation

ENTRANCE HALL

4' 5" x 3' 7" (1.36m x 1.10m)

A stylish composite entrance door opens into a reception hall, complete with recessed spotlighting, a radiator, and quality wood effect luxury vinyl flooring extending throughout the entire ground floor. From here, doors provide access to the WC and the superb open-plan living, dining, and kitchen space.

OPEN PLAN LOUNGE DINING & KITCHEN

29' 7" x 16' 0" (9.02m x 4.90m)

Undoubtedly the heart of the home, this impressive open-plan lounge, dining, and kitchen area provides a superb space for modern family living and entertaining. The lounge enjoys a window to the front elevation, recessed spotlighting, space for living room furnishings, and a dedicated area for a wall-mounted television. A staircase rises to the first-floor landing, while the open-plan design creates a seamless flow into the dining area, which offers ample space for a family dining table and benefits from a radiator.

The stylish kitchen is beautifully fitted with a comprehensive range of wall, base, and drawer units complemented by work surfaces over. A central island provides additional preparation space and incorporates further storage, an integrated dishwasher, and a one-and-a-half bowl sink with drainer and mixer tap. An overhanging worktop creates the perfect breakfast bar seating area, enhanced by two attractive pendant

light fittings above. Integrated appliances include an electric hob with splashback and extractor hood over, a double Bosch oven, and an integrated fridge and freezer. Additional recessed spotlighting adds to the contemporary feel, while bi-folding doors to the rear elevation flood the room with natural light and open onto the garden, offering delightful views and an excellent connection between indoor and outdoor living. A door from the kitchen leads through to the utility room.

UTILITY ROOM

9' 5" x 5' 1" (2.89m x 1.55m)

The utility room is fitted with a range of base units with work surfaces over and benefits from recessed spotlighting, a radiator, and a rear-facing window allowing for plenty of natural light. A wall-mounted cupboard houses the gas central heating boiler, while there is also space and plumbing for a washing machine. A uPVC door provides access to the rear garden, and an opening leads through to the snug, creating a versatile additional living space.

SNUG

9' 9" x 9' 6" (2.98m x 2.90m)

Originally forming part of the garage, this versatile room has been thoughtfully converted to create an additional reception space. Currently utilised as a snug, the room would also make an ideal home office, playroom, hobby room, or study, offering



Snug



Bedroom 1



En Suite



Bedroom 2

flexibility to suit a variety of lifestyles and requirements. The room benefits from recessed spotlighting, a radiator, and a door providing access to the remaining garage storage space.

WC

4' 8" x 3' 4" (1.43m x 1.04m)

The convenient ground floor WC with a vanity wash hand basin with tiled splashback. Additional features include recessed spotlighting and a radiator, creating a practical and well-presented cloakroom for guests and everyday family use.

FIRST FLOOR LANDING

10' 5" x 2' 11" (3.20m x 0.90m)

The first-floor landing provides access to all bedrooms and the family bathroom. A useful built-in storage cupboard, complete with shelving, offers excellent space for towels, bedding, and household linens. Additional features include a radiator and a loft hatch providing access to a boarded loft space, ideal for additional storage.

BEDROOM 1

17' 1" x 9' 6" (5.21m x 2.90m)

The generously proportioned principal bedroom enjoys a window to the front elevation, allowing for plenty of natural light. The room benefits from recessed spotlighting, a radiator, and a loft hatch providing access to additional loft storage. A door leads through to the en-suite shower room, creating a

comfortable and private retreat.

EN SUITE

9' 4" x 7' 5" (2.86m x 2.28m)

The stylish en-suite shower room is beautifully appointed and fitted with a vanity unit incorporating a countertop wash hand basin with a wall-mounted mirror above and a WC. A walk-in shower enclosure with glazed screen and double-head thermostatic shower is complemented by contemporary tiling, creating a striking contrast with the tiled flooring.

Further features include a heated towel radiator, recessed spotlighting, an extractor fan, and a window to the rear elevation, providing both natural light and ventilation. The result is a modern and well-presented en-suite, perfectly suited to the principal bedroom.

BEDROOM 2

16' 0" x 10' 2" (4.89m x 3.11m)

Originally designed as Bedrooms Three and Four, this impressive room has been combined to create a generously sized double bedroom, offering excellent flexibility for modern family living. The room benefits from two windows to the front elevation, allowing for an abundance of natural light, together with two radiators, recessed spotlighting, and a central ceiling light fitting.

Should a purchaser require four bedrooms, the room could



Bedroom 3



Views To Rear



Bathroom



Garden

potentially be reconfigured to its original layout, subject to any necessary approvals and works.

BEDROOM 3

13' 3" x 9' 1" (4.06m x 2.77m)

Bedroom three is a further well-proportioned double bedroom enjoying a window to the rear elevation, offering fabulous open views and an abundance of natural light. The room also benefits from a radiator and built-in wardrobe cupboards with hanging rails, providing excellent storage space.

BATHROOM

8' 0" x 6' 6" (2.45m x 2.00m)

The stylish family bathroom is fitted with a contemporary P-shaped bath featuring a glazed shower screen and rainfall shower with complementary tiled surround. A vanity unit incorporating a countertop wash hand basin is complemented by a tiled splashback and wall-mounted mirror, while a low-flush WC completes the suite.

Additional features include tiled flooring, a heated towel radiator, recessed spotlighting, and an extractor fan, creating a modern and practical family bathroom finished to a high standard.

CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

UPVC double glazing throughout.

OUTSIDE

To the front, the property enjoys an attractive position set back from the road, creating an appealing first impression. A neatly maintained lawn is bordered by established shrubs and planting, while a paved driveway provides off-street parking. A pathway leads to the covered entrance, offering a welcoming approach to the home.

A pathway to the side of the property provides access to a gate leading through to the rear garden.

To the rear, the property boasts a generously sized garden, fully enclosed by fenced boundaries. A substantial paved patio provides ample room for outdoor seating and al fresco dining, making it the perfect spot to enjoy the warmer months. The remainder of the garden is laid predominantly to lawn, offering excellent space for children to play or for keen gardeners to enjoy. Attractive circular planting beds around the perimeter provide opportunities for a variety of shrubs and seasonal planting, adding colour and interest throughout the year.

The digitally calculated floor area is 128 sq m (1,376 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1

Ulllyotts
Estate Agents

Approximate total area^m
127.8 m²
1376 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.

GIRAFFE360

GARAGE

9' 8" x 9' 4" (2.97m x 2.86m)

The property benefits from a useful garage, retaining its up-and-over door and providing excellent storage space. While the rear section of the original garage has been thoughtfully converted to create a versatile snug or home office, the remaining garage area continues to offer practical storage for bicycles, tools, gardening equipment, and other household items.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND - D

ENERGY PERFORMANCE CERTIFICATE - RATED A

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

Regulated by RICS



holmes Lodge
Touring Caravan Park

Braemar Farm

Beeford

Mill Hill

Recreation
Ground

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