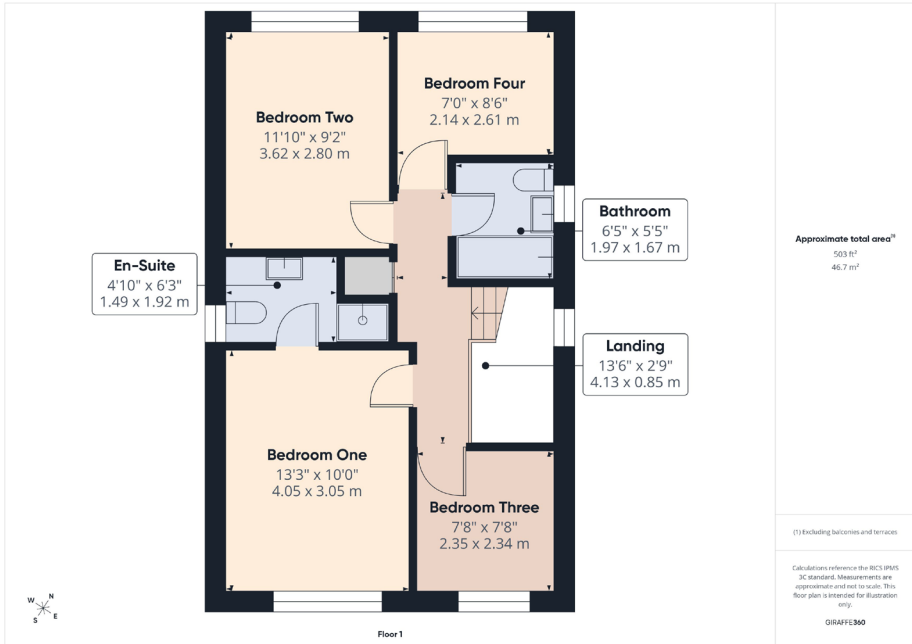




Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



SERVICES
Understood to all be connected to mains. Mains gas, water and electric.

TENURE
The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'E'.

VIEWING
Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION
If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



Guide Price
£425,000

11 Blueberry Close,
Drifffield, YO25 6SE



56 Market Place, Drifffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

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Dee Atkinson & Harrison



11 Blueberry Close, Drifffield, YO25 6SE

A beautifully presented five-bedroom detached home offering versatile and spacious accommodation, ideal for modern family life and multi-generational living. 11 Blueberry Close has been thoughtfully upgraded by the current vendor to create a modern and contemporary look whilst the neutral decor provides a blank canvas, yet welcoming backdrop for the next owners to make it their own. A particular stand out feature of this property is the ground floor accommodation including a bedroom with en-suite facilities, and three good size reception rooms which can be tailored to each buyers needs. Outside continues to impress, with it's generous size garden complete with pergola, providing a fantastic space for outdoor seating all year round with it's integrated side blinds and retractable roof. Situated in a sought after area just a short walk from the local town centre, this substantial property is a must see, providing flexibility throughout. Early viewings are highly recommended. The property briefly comprises:- entrance hall, WC, lounge leading into a separate dining room, kitchen, utility room, downstairs bedroom and en-suite, first floor landing with primary bedroom and en-suite, three additional bedrooms, family bathroom, rear garden, garage and off street parking.

LOCATION

Drifffield offers an outstanding array of amenities, including shops, restaurants, public houses, quality sports facilities dedicated to Rugby, Golf, Football, Bowls, Cricket and many others, as well as a very highly regarded Secondary School. It also provides excellent road and public transport connections to Hull, Beverley, Bridlington and Scarborough.



THE ACCOMMODATION COMPRISES:

ENTRANCE HALL

Door and window to the front aspect, coving, stairs leading to the first floor landing, built in storage cupboard, wood effect laminated flooring, radiator and power points.

WC- 7'1 (2.16m) x 2'6 (0.77m)

Tiled splash back, low flush WC, sink with pedestal, wood effect laminated flooring, radiator and extractor fan.

LOUNGE- 19'6 (5.95m) x 11'6 (3.52m)

Spacious living area with bay window to the front aspect, coving, dado rail, gas fireplace with surround, hearth and mantel piece, wood effect laminated flooring, radiator, TV point and power points. There are French doors to the rear leading to:

DINING ROOM- 12'11 (3.96m) x 9'0 (2.75m)

Sliding door to the rear aspect, coving, dado rail, wood effect laminated flooring, radiator and power points

KITCHEN- 14'2 (4.33m) x 17'4 (5.30m)

Modern and well appointed kitchen/breakfast area with windows to the rear aspect, inset spotlights, tiled splashback, a range of wall and base units with breakfast bar area, one and a half sink with drainer unit and additional sink with drainer unit, integrated dishwasher, space for fridge, plumbing for washing machine, Belling oven with electric hob, extractor hood, vinyl flooring, radiator and power points.

FAMILY ROOM- 14'3 (4.36m) x 8'3 (2.53m)

French doors to the rear aspect, sky light, base units with worktop, vinyl flooring, radiator and power points.

DOWNSTAIRS BEDROOM FIVE- 12'10 (3.92m) x 7'8 (2.35m)

Window to the front aspect, fitted carpets, radiator, TV point and power points.

EN-SUITE- 4'10 (1.49m) x 7'7 (2.33m)

Large wet room with tiled splash back and partially tiled walls, wall mounted sink, low flush WC, radiator and extractor fan.

FIRST FLOOR LANDING

Window to the side aspect, built in airing cupboard

housing the water tank, fitted carpets, radiator and powe points.

BEDROOM ONE- 13'3 (4.05m) x 10'0 (3.05m)

Primary bedroom with window to the front aspect, coving, fitted carpets, radiator, TV point and power points.

EN-SUITE- 4'10 (1.49m) x 6'3 (1.92m)

Opaque window to the side aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity units, shower cubicle,

BEDROOM TWO- 11'10 (3.62m) x 9'2 (2.80m)

Another good size bedroom with window to the rear aspect, coving, fitted wardrobes with sliding doors, fitted carpets, radiator, TV point and power points.

BEDROOM THREE- 7'8 (2.35m) x 7'8 (2.34m)

Window to the front aspect, wood effect lamianted flooring, radiator and power points.

BEDROOM FOUR- 7'0 (2.14m) x 8'6 (2.61m)

Window to the rear aspect, fitted carpets, radiator and power points.

BATHROOM- 6'5 (1.97m) x 5'5 (1.67m)

Opaque window to the side aspect, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal and mixer tap, panelled bath with over head rainfall shower and glass shower screen, vinyl flooring, heated towel rail and extractor fan.

GARDEN

A North facing garden which is mainly laid with lawn, patio area to the side which enjoys a high quality pergola fitted with integrated blinds, remote control LED lighting and mounted heaters. The outside also enjoys a large timber shed, timber fencing ensuring it's fully secure and gated side access.

GARAGE- 18'6 (5.66m) x 9'0 (2.76m)

Up and over door, rear pedestrian door, power and lighting. There is also the wall mounted gas boiler.

PARKING

Off street parking for two cars.