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2 Bedroom Bungalow - Detached for Sale

£260,000

9 Camellia Close, Drifffield, YO25 6QT



KEY FEATURES

- WELL-PRESENTED, VERY WELL-MAINTAINED TWO-BEDROOM BUNGALOW
- LOW MAINTENANCE BEAUTIFULLY TENDED, PRIVATE REAR GARDEN
- SPACIOUS DUAL-ASPECT LOUNGE / DINING ROOM
- CONTEMPORARY KITCHEN FITTED WITH DARK GREY HIGH-GLOSS UNITS & MULTI INTEGRATED APPLIANCES
- CONVENIENT SEPARATE GUEST WC WITH UTILITY SPACE
- GENEROUS PRINCIPAL DOUBLE BEDROOM WITH FITTED MIRRORED SLIDING WARDROBES
- VERSATILE SECOND DOUBLE BEDROOM
- LUXURY MODERN SHOWER ROOM, FULLY TILED WITH A LARGE WALK-IN SHOWER
- EXCELLENT INTERNAL STORAGE CUPBOARDS
- SEPARATE DETACHED BRICK-BUILT SINGLE GARAGE

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Camellia Close

Camellia Close is a quiet residential cul-de-sac situated on the southern edge of Driffield. Predominantly comprising well-maintained bungalows, the location is particularly popular with those seeking a peaceful yet convenient lifestyle. The town centre, supermarkets, GP surgeries, leisure facilities and Driffield railway station are all within easy reach, while nearby road links provide straightforward access to Beverley, Hull and the Yorkshire coast. Combining a friendly neighbourhood atmosphere with excellent day-to-day convenience, Camellia Close is an appealing location for a wide range of buyers.

General Description

This delightful two-bedroom detached bungalow offers a versatile and well-proportioned layout spanning approximately 54.8 square metres (589.86 square feet) of accommodation. Having been really well-maintained throughout, by the current owners, the property represents an ideal opportunity for downsizers, retirees, or anyone seeking single storey/bungalow living in a quiet cul-de-sac position.

The home opens into a welcoming entrance vestibule featuring a built-in storage closet and access to a separate WC / small utility room with space and plumbing for a washing machine. At the heart of the bungalow sits a light-filled dual-aspect lounge and dining room measuring over 19 feet in length with a single door access out to the garden. Adjacent sits a contemporary fitted kitchen featuring sleek, high-gloss dark charcoal grey cabinetry, contrasting white worktops, integrated cooking appliances, a white sink station and space for a breakfast table.

An inner hallway with an additional storage cupboard leads to two well-proportioned double bedrooms and the bathroom. Bedroom one serves as a generous master double featuring full-width mirrored sliding fitted wardrobes. Bedroom two is a versatile second double room. The main bathroom has been fully reappointed into a stylish modern shower room, with beige stone-effect wall tiles with a mosaic decorative band, featuring a large walk-in glass shower cubicle, white vanity storage wash basin and low-level WC.

Outside, the property is positioned behind a low-maintenance tarmac frontage with a black post-and-chain boundary. A long side driveway leads through decorative wrought-iron gates down to a detached brick-built single garage (5.86m x 2.96m) fitted with a red roller shutter door. To the rear lies a beautifully landscaped, fully enclosed private garden enjoying a sunny, secluded aspect. It features a broad flagstone sun terrace a central lawn, and a dedicated feature garden area set in blue slate chippings. There is also a timber storage shed and bin store.



Location and Amenities

Location & Amenities

Situated in a peaceful residential cul-de-sac on Camellia Close, this property enjoys a prime location within the bustling market town of Driffield. Affectionately known as the "Capital of the Wolds," Driffield offers a rich array of local facilities combined with a close-knit community feel and easy access to surrounding Yorkshire countryside.

- Proximity & Commuter Distances: Ideally placed for easy travel across East Yorkshire, with superb road and rail connections:
- Beverley: Approximately 12 miles.
- East Yorkshire Coast (Bridlington): Approximately 12 miles.
- Hull: Approximately 23 miles.
- York: Approximately 29 miles.
- Shopping & Town Centre: Driffield town centre features an outstanding mix of independent boutiques, traditional family butchers, bakeries, cafes, and public houses, alongside major supermarkets including Tesco, Lidl, and Morrisons. The town also hosts a traditional weekly outdoor market.
- Transport Links: Driffield Railway Station provides regular direct train services to Hull, Beverley, Bridlington, and further afield to Sheffield and York. The town is also well-served by local bus services and provides easy access to key road routes including the A614 and A166.
- Leisure & Recreation: Residents enjoy access to Driffield Leisure Centre with its modern swimming pool and fitness suite, alongside local clubs for cricket, rugby, bowls, and golf. The scenic Driffield Navigation canal offers tranquil walking routes nearby.
- Healthcare & Services: Excellent local healthcare facilities including GP surgeries, dental practices, and the Alfred Bean Community Hospital are all easily accessible within the town.

Entrance hallway

5'4" x 4'2"

- Welcoming front entry hall providing access to the cloakroom WC / utility and main living areas
- Features built-in storage cupboard ideal for coats and footwear

Wc / Utility

6'7" x 3'1"

- Practical guest cloakroom facility positioned just off the entrance vestibule
- Fitted with a low-level WC, radiator and linoleum flooring
- Offers dedicated space and utility plumbing

Lounge / dining room

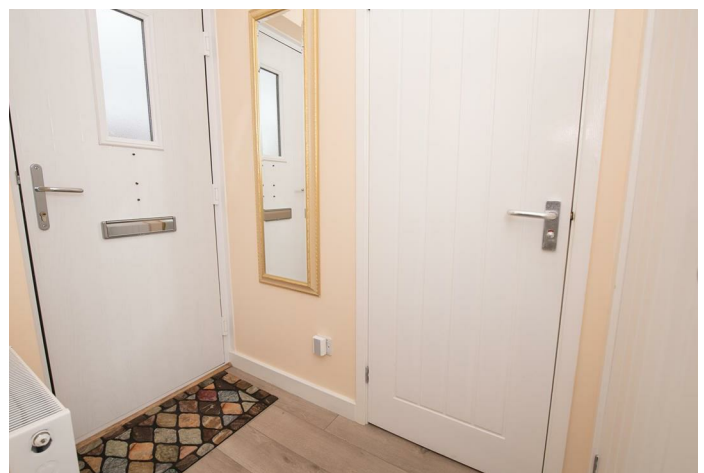
19'3" x 10'4" max

- Bright and expansive primary reception room spanning over 19 feet in depth.
- Features a large front-facing window with white horizontal blinds, room for multiple armchairs or sofas, and a dedicated dining space with double-glazed door access out to the exterior

Kitchen

9'9" x 7'9"

- High-spec contemporary kitchen featuring sleek dark charcoal high-gloss units, long metal handles, and solid white composite worktops
- Equipped with an integrated oven and grill, ceramic electric hob, angled black glass extractor hood, a dishwasher, built-in fridge freezer and a white sink with chrome mixer tap



Inner hallway

7'6" x 2'9"

- Connecting hallway providing private access to both bedrooms and the main shower bathroom
- Features a built-in linen/storage cupboard

Bedroom 1

11'7" x 8'10"

- Spacious principal double bedroom
- Appointed with a full-width bank of fitted wardrobes
- Rear-facing window fitted with horizontal blinds

Bedroom 2

9'4" x 8'11"

- Good-size double bedroom
- Features twin rear-facing double-glazed windows
- Ideal as a guest bedroom, hobby room, or formal dining room

Bathroom

7'3" x 5'11"

- Fully tiled modern shower room wrapped in beige stone-effect tiles detailed with a multi-tonal mosaic border strip
- Fitted with a large walk-in shower cubicle with glass side panels and dual chrome thermostatic shower fixtures
- White vanity storage unit with an inset wash hand basin, low-level WC, wall-mounted mirror cabinet, radiator, and a frosted privacy window

Exterior

Front

- Low-maintenance tarmac frontage neatly framed by a black post-and-chain perimeter boundary with space for potted plants.

Rear Garden & Patio

- Beautifully landscaped, fully enclosed private rear garden enjoying a sunny aspect and high degree of seclusion
- Broad flagstone paved patio providing an ideal space for outdoor dining and sitting
- Neat central lawn bordered by low timber-framed garden flower beds
- Dedicated decorative feature area finished with blue slate chippings and leaf-shaped stepping stones
- White timber garden arbor bench with climbing trellis panels
- Timber storage shed and bin enclosure painted in a matching green tone

Sides

- Pathway and high gate to right hand side
- Decorative wrought-iron side gates opening onto a long side driveway leading down to the garage and rear garden
- Concrete side driveway providing off-street parking leading to the garage
- High timber gate providing secure pedestrian access between the driveway and the rear garden

Garage

19'2" x 9'8"

- Detached brick-built single garage with a red roller shutter door and personnel /side door from the garden

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Personal Agent Jayne at Link Agency

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Accompanied viewings for your buyers

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

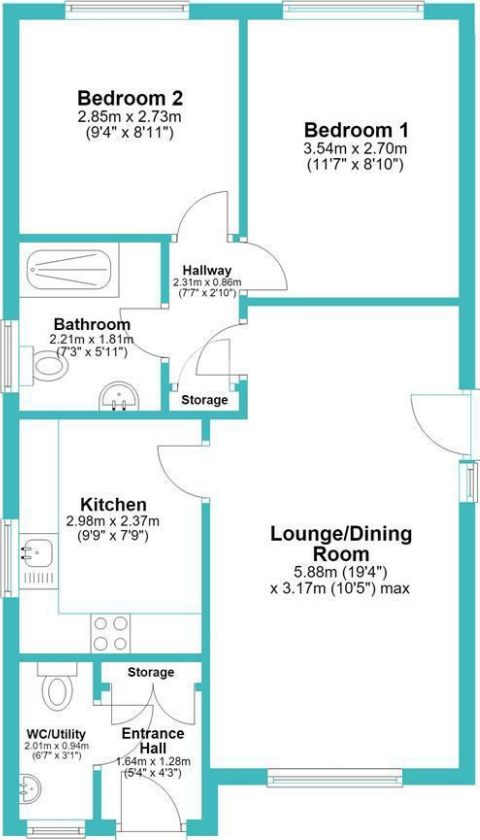
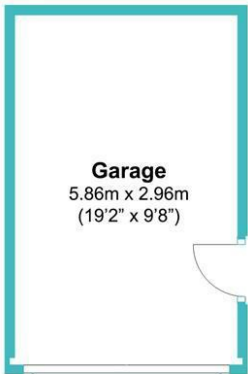
Negotiations and advice regarding future purchases / rentals of properties

A 24/7 telephone answering service



Approximate Gross Internal Floor Area
54.8 Sq Metres / 589.86 Sq Feet (Excluding Garge)

Floor Plan



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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