



3 Parsonage Close  
Nafferton  
YO25 4HH

ASKING PRICE OF

£550,000

4 Bedroom Detached House





Rear Elevation



4



2



2



Double Garage  
and Parking



Gas Central Heating

### 3 Parsonage Close, Nafferton, YO25 4HH

**A property which is located within a prime residential setting within leafy surroundings and A REAL HOME OF DISTINCTION!**

Constructed during the late 1980s and early 1990s, 'Parsonage Close' quickly grew to be one of the areas most premium developments comprising distinctive and individual dwellings of various styles.

This property provides in excess of 2,000 sq ft of well laid out and beautifully presented accommodation that includes a large welcoming Reception Hall, spacious Lounge, contemporary and extensively fitted Kitchen with open plan adjacent living space which provides scope for a variety of uses, cosy Snug and ground floor WC. The first floor features a large galleried landing plus master bedroom suite along with three double bedrooms and house bathroom.

The property is **BEAUTIFULLY PRESENTED THROUGHOUT** and boasts exceptionally modern fixtures and fittings.

**Being set back from the roadside, the house enjoys a delightful frontage with views onto Parsonage Close itself and a sweeping drive leads to a detached double garage. To the rear of the property is an enclosed area of garden.**

#### NAFFERTON

Nafferton is situated south of the A614 (Driffild to Bridlington) road and north of the Hull to Scarborough railway line. The railway station and bus service provides public transport to the neighbouring coastal market towns including Driffild which is 2 miles distant. The village has a much sought after primary school, Norman Church standing on rising ground overlooking the springfed mere, which is a focal point in the village. Other facilities include post office, public houses and recreation ground etc.





Reception Hall



Lounge



Snug



Kitchen/Dining Room

## Accommodation

### RECEPTION HALL

15' 1" x 10' 1" (4.62m x 3.08m)

This is an immediately impressive space upon entry to the dwelling. A quarter-turn staircase leads off to the first floor and the flooring has a wood effect Amtico finish. Coved and textured ceiling. Built-in storage cupboard. Double panelled radiator.

### LOUNGE

20' 10" x 13' 11" (6.36m x 4.26m)

With front facing square bay window and feature multi-fuel stove in situ (heats hot water as back-up) and coved ceiling. Double panelled radiator.

### CLOAKROOM/WC

With bracket wash hand basin and low level WC. Fully tiled walls and attractive circular window.

### SNUG

11' 7" x 10' 4" (3.55m x 3.16m)

With front facing window and gas fire in situ within a traditional surround. Coved ceiling and double panelled radiator.

### KITCHEN/DINING ROOM

29' 2" x 10' 4" (8.91m x 3.17m)

An exceptionally modern space featuring a well fitted and extensive kitchen finished with modern Shaker style doors and caldera polar frost worktop in white. Four-ring gas hob with ceiling integrated extractor and AEG oven and grill.

One and a half bowl recessed sink, integrated dishwasher, fridge and freezer plus concealed microwave. Wood effect flooring. Radiator.

Opening into an attractive dining area with French doors opening out onto the rear garden.

### UTILITY ROOM

10' 3" x 6' 8" (3.13m x 2.05m)

With space and plumbing for automatic washing machine plus stainless steel sink and base cupboard beneath. Wall hung gas fired boiler and door leading to the rear garden.

### FIRST FLOOR GALLERY LANDING

12' 1" x 10' 2" (3.70m x 3.12m)

With dual front facing windows, one being arched. Radiator.



Kitchen/Dining Room



Kitchen/Dining Room



Gallery Landing



Master Bedroom

## MASTER BEDROOM SUITE AND LOBBY

### MASTER BEDROOM

13' 11" x 12' 3" (4.25m x 3.74m)

With front and side facing window with built-in range of wardrobes including drawers and dresser area. Coved ceiling. Radiator.

### EN-SUITE

10' 6" x 8' 2" (3.22m x 2.49m)

A particularly spacious en-suite with large walk-in shower having a semi-curved glass screen and mains shower. Contemporary vertical-style radiator and vanity wash hand basin including electric back-lit mirror and encased cistern WC. Ceramic tiled floor and inset ceiling lighting.

### BEDROOM 2

13' 10" x 11' 11" (4.23m x 3.65m)

With rear facing window. Radiator.

### BEDROOM 3

13' 3" x 10' 4" (4.05m x 3.15m)

With rear facing window. Coved ceiling. Radiator.

### BEDROOM 4

11' 6" x 10' 4" (3.53m x 3.15m)

With front facing window and coved ceiling. Radiator.

## HOUSE BATHROOM

10' 3" x 10' 3" (3.14m x 3.14m)

A delightful suite featuring a free-standing bath, vanity suite incorporating wash hand basin and low level WC with back-lit mirror, separate shower enclosure with mains shower and contemporary anthracite style towel radiator. Additional room radiator and wood effect flooring.

## OUTSIDE

The property stands back from the road behind an established expanse of front garden and a block work drive which leads to the side and front of the property providing extensive parking.

To the side of the property is a detached double garage with pitched roof and electric power and lighting connected.

To the rear is an enclosed area of garden featuring extensive lawn with side borders, timber decking and paved patio immediately to the rear of the house.

## CENTRAL HEATING

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

## DOUBLE GLAZING

Sealed unit double glazing throughout.





Master Bedroom



En-Suite



Bedroom 2



Bedroom 3

## 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 F.

## ENERGY PERFORMANCE CERTIFICATE

Rating (awaiting assessment).

## 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 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 188 sq m (2,019 sq ft). This area may differ from the floor area on the Energy Performance Certificate.







3 Parsonage Close

Nafferton

Education Facility

Nafferton

▪ Est. 1891 ▪  
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