



30 Curlew Close
Driffield

YO25 5HH

ASKING PRICE OF

£285,000

4 Bedroom Detached house



Lounge

 4
  2
  2
  Garage
  Gas Central Heating

30 Curlew Close, Driffield, YO25 5HH

Modern homes are often quite plentiful on the market however, not in this type of location!. Set away from the main development,, accessed off a private drive, this well maintained home is particularly secluded most notably at the front where there is a mature hedge suitably screening the house from Bridlington Road.

The orientation of the house could not be any better with south facing sunny gardens to the rear offering excellent privacy.

The property itself is well maintained and includes an attractive range of accommodation which comprises a front facing lounge with dedicated dining area leading off plus conservatory. The kitchen is fitted and features a range of appliances, there is a separate utility room plus ground floor WC. The first floor offers four bedrooms with the master bedroom having an en-suite and the house bathroom rounds off the living space.

Externally, parking is plentiful and there is an integrated single garage. The gardens are mature and offer good privacy.

In summary, this is a quite delightful location within a modern development yet not having the feel of such. It is convenient for access into Driffield via Bridlington Road, the leisure centre and local schools.

DRIFFIELD

Driffield remains a market town, notwithstanding the closure of the livestock market in 2001. The central shopping area includes a weekly stalled market, with shops providing a wide range of goods and services for everyday needs supplemented by retailers such as B&M, Iceland, Boyes, Peacocks, Yorkshire Trading, Tesco and Lidl. Many local shops provide a personal service, in addition to a wide range of goods. Other amenities include a modern Sports Centre with swimming pool, cricket, tennis, bowls, football and rugby teams, dancing, gyms etc. together with many clubs and associations. Road and rail links to the neighbouring coastal market towns, including Beverley, Hull and beyond.



Lounge



Dining Room



Kitchen



Bedroom

Accommodation

ENTRANCE PORCH

Being mainly glazed and having a tiled floor. Door leading into:

ENTRANCE HALL

With staircase leading off to the first floor, radiator. Door leading into:

LOUNGE

13' 3" x 13' 2" (4.04m x 4.03m)

With a front facing window having an attractive aspect onto a front facing shrubbery, traditionally styled fire surround with gas living flame fire in situ, radiator, side window, built in under stairs storage cupboard. Archway leading into:

DINING AREA

9' 1" x 8' 0" (2.78m x 2.44m)

With radiator and French doors leading into:

CONSERVATORY

12' 0" x 8' 2" (3.68m x 2.5m)

Being glazed along three aspects with a dwarf brick wall and plastered finish. Doors leading out to the exterior and laminate flooring.

KITCHEN

11' 11" x 9' 3" (3.64m x 2.82m)

Being fitted along two walls with a range of base and drawer units with worktops over and wall mounted cupboards to match. Inset 1 1/2 bowl sink with single drainer and base cupboard beneath, space and point for a gas and electric cooker, space and plumbing for a dishwasher, radiator and ceramic tiled floor. Door leading into:

UTILITY ROOM

5' 1" x 4' 8" (1.55m x 1.43m)

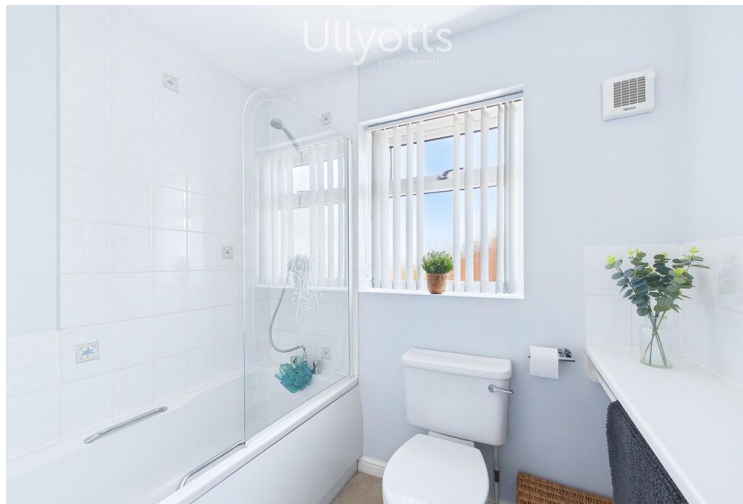
With small worktop having plumbing for automatic washing machine beneath. Provision for a fridge freezer and door leading to the exterior. Internal door leading into:

CLOAKROOM

With low level WC and vanity wash basin. Splash back tiling and radiator.

FIRST FLOOR

LANDING



Bathroom



Bedroom



Bedroom



Conservatory

BEDROOM 1

10' 2" x 11' 1" (3.12m x 3.39m)

With front facing window and radiator. Built in linen cupboard.

EN SUITE

With shower enclosure having a shower enclosure with mixer shower, low level WC and vanity wash basin. Radiator.

BEDROOM 2

11' 4" x 9' 3" (3.46m x 2.83m)

With rear facing window and radiator.

BEDROOM 3

10' 3" x 7' 11" (3.14m x 2.43m)

With front facing window and radiator. Semi-sloped ceiling and built-in eaves cupboard.

BEDROOM 4

8' 7" x 8' 6" (2.63m x 2.61m)

With rear facing window and radiator.

BATHROOM

With suite which comprises panel bath having a shower over with glass side screen. Tiled splash back with full tiling to the shower area. Vanity wash basin and low-level WC.

OUTSIDE

The property forms part of an exclusive cul-de-sac of similar properties on a private road off the main part of the development. It has parking to the front as well as a drive which leads to an attached integrated garage.

The rear garden is split-level with a large York stone patio being immediately adjacent to the house and this gives way to an area of lawn, all enclosed by a timber fence. There is also a timber shed.

TENURE

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

CENTRAL HEATING

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

DOUBLE GLAZING

Sealed unit double glazing throughout.

COUNCIL TAX BAND

Band D



Frontage



Rear Patio



Rear garden



Rear Garden

ENERGY PERFORMANCE CERTIFICATE

Rating

SERVICES

All mains services are available at the property.

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.

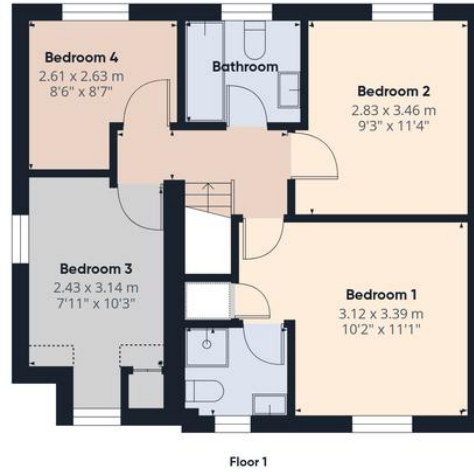
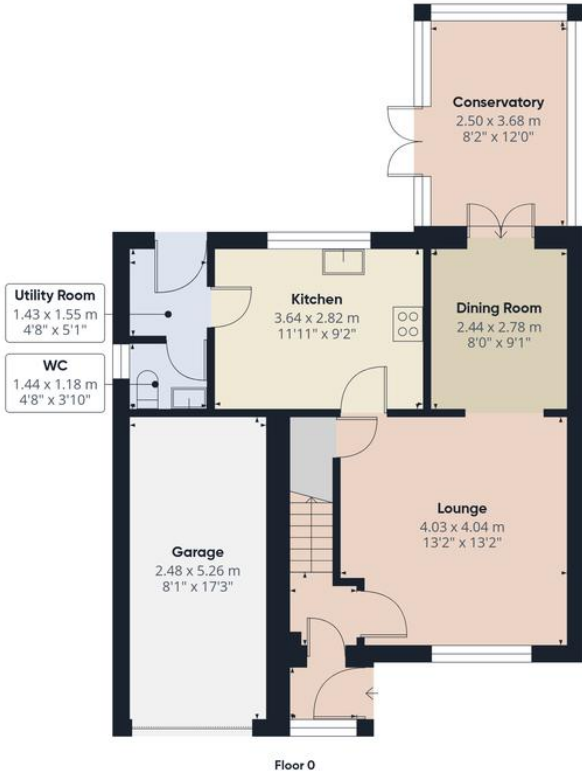
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulyyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 112 sq m (1,204 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Approximate total area^m
111.9 m²
1204 ft²

Reduced headroom
0.5 m²
6 ft²

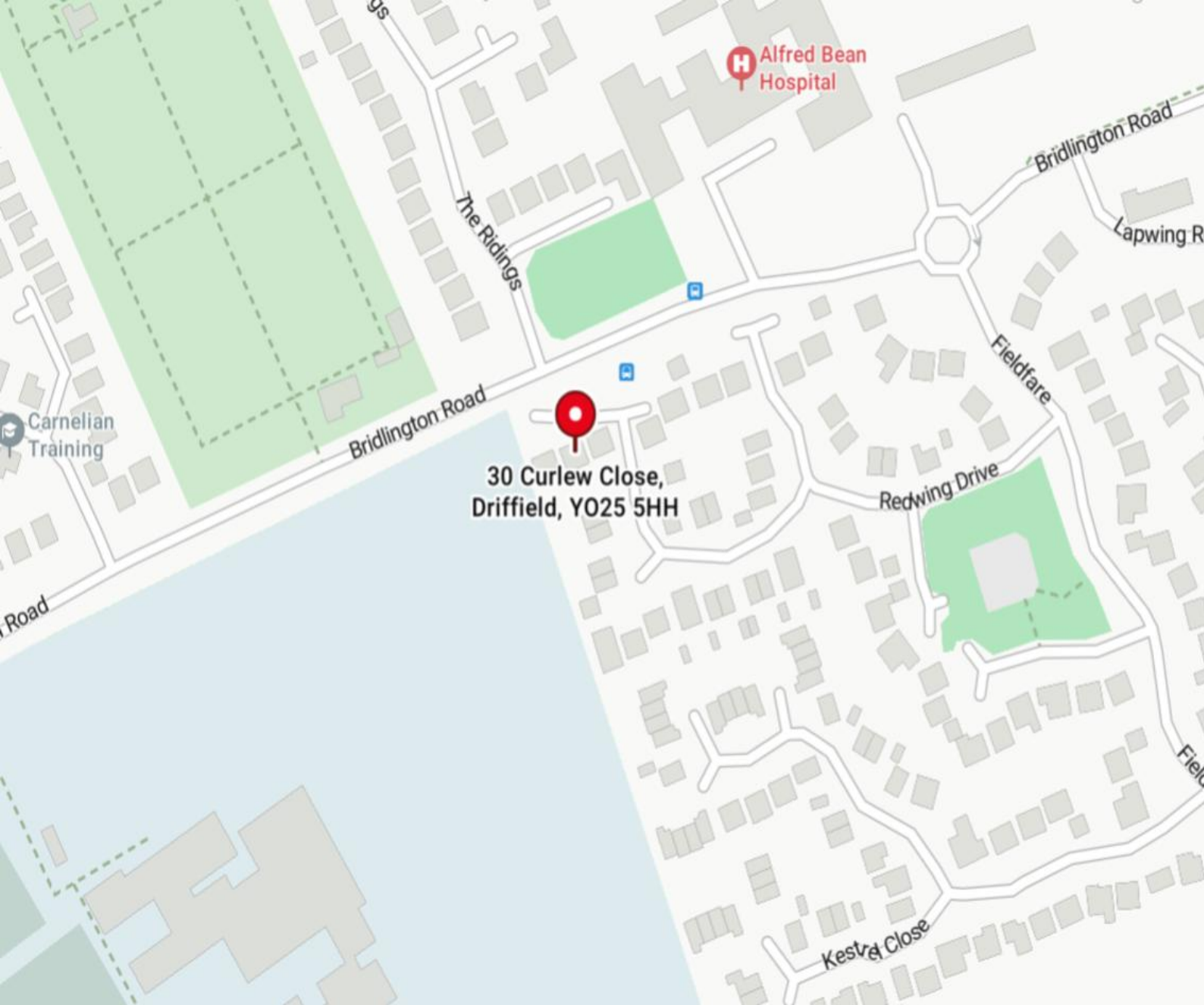
(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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Driffield, YO25 5HH

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Hospital

Carnelian
Training

Bridlington Road

The Ridings

Fieldfare

Redwing Drive

Kestrel Close

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