



5 Fern Close  
Driffield  
YO25 6UR

ASKING PRICE OF

**£355,000**

4 Bedroom Detached House



Kitchen



4



2



2



Double  
Garage



Gas Central Heating

## 5 Fern Close, Driffield, YO25 6UR

**A modern detached residence originally built by Persimmon Homes located within a prime cul-de-sac development and having the rare attributes of generous off-street parking along with DOUBLE GARAGE.**

The accommodation on offer is both spacious and well maintained, being presented to the highest order throughout. It includes a delightful front facing lounge, dedicated dining room and fully fitted kitchen with separate utility room. A warm, inviting entrance hall also includes a cloakroom/WC whilst on the first floor there are four bedrooms (one en-suite) and house bathroom.

This is a lovely location located just off Beverley Road and forms a cul-de-sac of very similar quality homes which usually appeal to the discerning purchaser.

### 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.



Entrance Hall



Cloaks/WC



Lounge



Dining Room

## Accommodation

### ENTRANCE HALL

A lovely warm and welcoming entrance hall with staircase leading up to the first floor featuring a spindle bannister and built in under stairs storage cupboard. Radiator.

### CLOAKROOM/WC

With low level WC, pedestal wash hand basin and radiator. Tiled splash back.

### LOUNGE

17' 8" x 11' 8" (5.4m x 3.56m)

A beautiful main reception room with front facing bay window, feature fireplace housing a gas living flame fire, radiator and coved ceiling. Double doors leading into:

### DINING ROOM

11' 8" x 11' 0" (3.56m x 3.36m)

Having a large bay to the rear featuring glazing and French doors opening onto a block paved patio. Radiator and coved ceiling.

### KITCHEN

14' 9" x 9' 3" (4.5m x 2.84m)

Fitted with a wealth of modern kitchen units featuring Shaker style doors incorporating base and drawer units plus wall mounted cupboards to match along with co-ordinating worktops and inset ceramic sink. Integrated appliances include Neff four-ring gas hob with Neff extractor over, AEG electric oven and grill plus integrated concealed dishwasher. There is a feature island incorporating drawers in a contrasting colour and breakfast bar. Ceramic tiled floor. Inset lighting.

### UTILITY ROOM

9' 3" x 7' 9" (2.84m x 2.38m)

With stainless steel sink and base cupboard beneath, space and plumbing for automatic washing machine, space for a tumble dryer and fitted shelving. Radiator and door leading into the garage.

### LANDING

### BEDROOM 1

13' 4" x 11' 8" (4.08m x 3.56m)

With built-in range of wardrobes, front facing window and radiator.



Kitchen



Kitchen



Utility Room



Landing

### EN-SUITE

With full bathroom suite including panelled bath and vanity wash hand basin plus low level WC and ceramic tiled floor. Radiator.

### BEDROOM 2

11' 6" x 11' 4" (3.53m x 3.47m)

With front facing window , built in wardrobe and radiator.

### BEDROOM 3

11' 0" x 10' 7" (3.36m x 3.24m)

With rear facing window and radiator.

### BEDROOM 4

9' 8" x 8' 2" (2.97m x 2.49m)

With rear facing window and built-in range of wardrobes.

Radiator.

### BATHROOM

Full bathroom suite with panelled bath having a shower over, wash hand basin and low-level WC. Radiator.

### OUTSIDE

The property stands back from the road behind an expanse of

paved forecourt/drive which provides ample off-street parking for multiple vehicles and leads to a double garage with twin electric doors. The frontage is finished off by an area of garden.

To the rear of the property is a delightful south-westerly facing garden which features a block paved patio, shaped lawn with side borders. The whole garden is enclosed by a timber fence.

There is a useful outside store integrated to the house.

### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as (to be confirmed) square metres.

### CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

### DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

### 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.



Bedroom



En-suite



Bedroom



Bedroom

**COUNCIL TAX BAND**

Band E.

**ENERGY PERFORMANCE CERTIFICATE**

Rating C.

**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.

Regulated by RICS



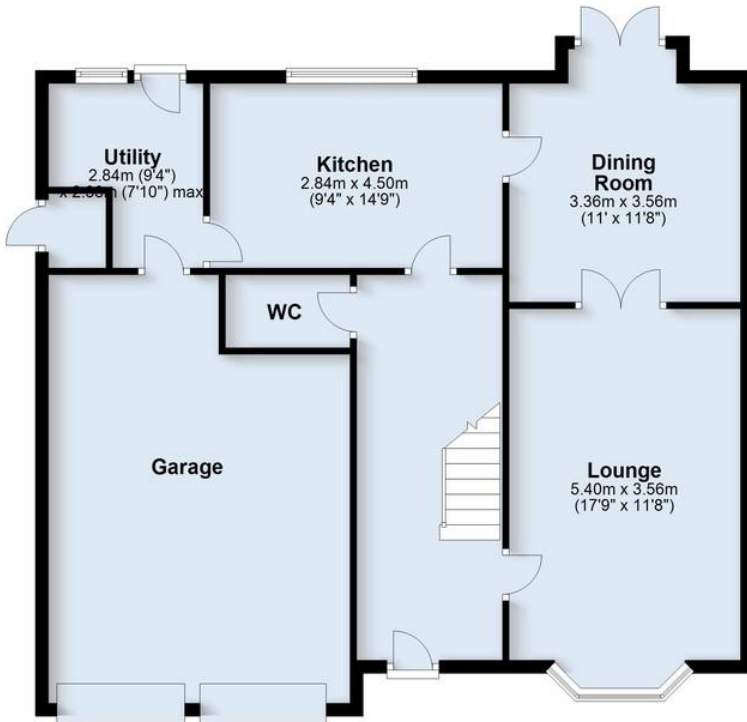
Bathroom



The stated EPC floor area, (which may exclude conservatories),  
is approximately

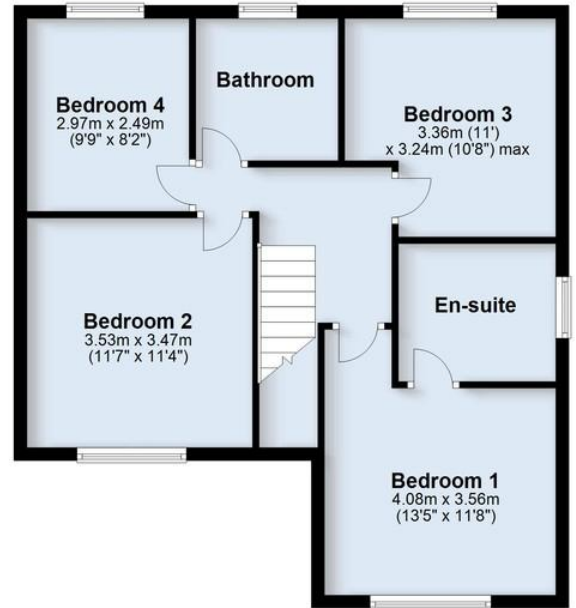
### Ground Floor

Approx. 98.4 sq. metres (1059.4 sq. feet)

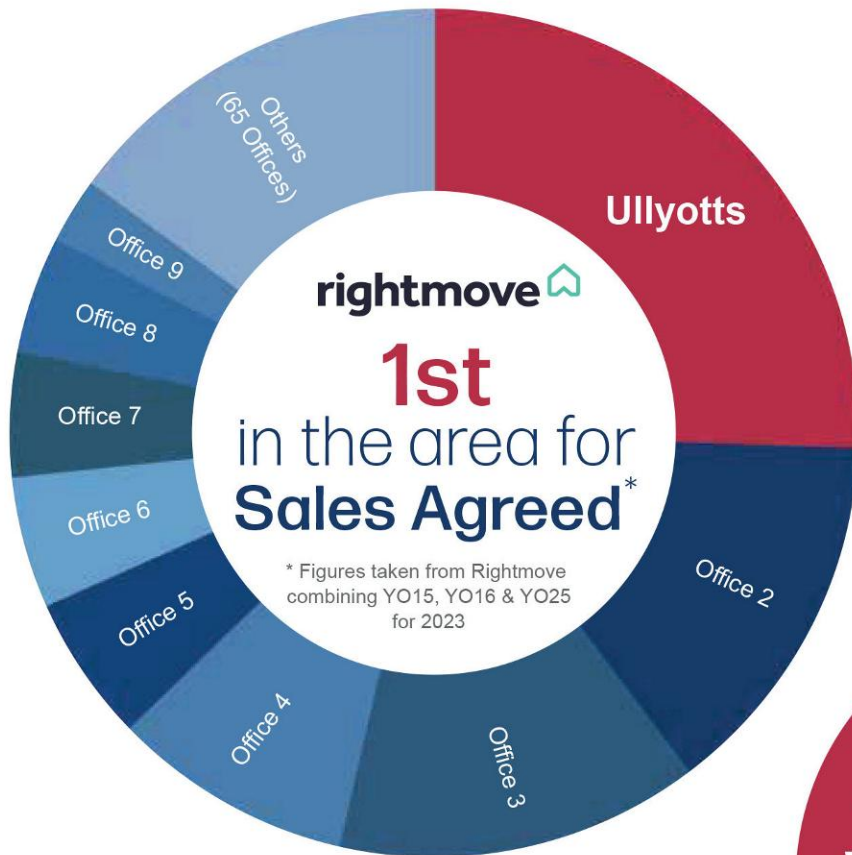


### First Floor

Approx. 61.7 sq. metres (663.6 sq. feet)



# Why Choose Ulllyotts?



Our guarantee to you  
**We will never be  
beaten on fees!**

- ✓ **Knowledge & Experience**  
Established in 1891, Ulllyotts know the local market.
- ✓ **Dedicated Teams**  
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**  
Ulllyotts guarantee that we will never be beaten on fees.
- ✓ **Proven Results**  
Don't just take our word for it...See the above Rightmove pie chart.
- ✓ **Professional Accreditations**  
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

# ■ Ulllyotts ■

EST 1891



## Drifffield Office

64 Middle Street South,  
Drifffield, YO25 6QG

Telephone:  
01377 253456

Email:  
sales@ullyotts.co.uk



[www.ullyotts.co.uk](http://www.ullyotts.co.uk)

## Bridlington Office

16 Prospect Street,  
Bridlington, YO15 2AL

Telephone:  
01262 401401

Email:  
sales@ullyottsbrid.co.uk



## Our Services

Residential Properties | Commercial | Property Management | Rural  
Professional | Planning | Valuations