

26 HALL CLOSE NAFFERTON



A substantially extended five-bedroom family home located within a sought-after cul de sac and occupying a wonderful plot of almost one third of an acre, backing onto open fields.

Entrance hall, guest cloakroom, sitting room, games/living room, kitchen/dining/family room, utility room, galleried landing, master bedroom with en-suite shower room, three further double bedrooms, bedroom five & house bathroom.

Gas central heating & uPvc double-glazing.

Attractive, south & west facing gardens bordering open fields.

Garden room, workshop, garage & ample parking.

Viewing is strongly recommended. No onward chain.

GUIDE PRICE £615,000

This spacious detached house enjoys a sought-after location on Hall Close, a quiet cul de sac situated off Driffield Road and occupies an enviable plot of almost one third of an acre, bordering open fields, across which there are lovely views.

The original house is believed to date from the late 1960s and within the last 10 years or so, it has been substantially extended and reconfigured to create a hugely appealing family home with a superb layout and an excellent standard of finish. The overall floor area totals approximately 2,060sq.ft, and has been arranged in such a way that all the living spaces open directly onto the rear garden, and all principal bedrooms overlook the garden and fields beyond.

In brief, the accommodation comprises entrance hall, guest cloakroom, sitting room with log burner, games/living room, a 40ft kitchen/dining/family room and separate utility room. On the first floor is a master bedroom with en-suite shower room, four further bedrooms and a house bathroom. There is gas central heating throughout, windows are double-glazed and the property benefits from cavity wall insulation, resulting in a very respectable 'C' rated EPC.

Outside, there are wonderful gardens to the rear of the house, which enjoy an enviable south and west facing aspect and a high degree of privacy. They total approximately 0.3 acres and bordering open fields, across which there are views towards All Saints Church. Much of the garden is laid to lawn, together with well-stocked shrub borders, several mature trees and a broad, stone flagged terrace which links up with a good quality, timber garden room. In front of the property is a good-sized, gravelled parking area, which wraps around one side of the house to link up to a garage and workshop.

Nafferton is a sought-after village situated around 2 miles from the market town of Driffield, close to the foot of the Yorkshire Wolds and within easy reach of the East Yorkshire coast. The village enjoys a strong sense of community and offers an excellent range of day-to-day amenities, including a convenience store and post office, primary school, parish church, public houses and a recreation ground. Nafferton also benefits from its own railway station on the Hull to Scarborough line, providing convenient access to Beverley, Hull and onward connections to London, making it an appealing location for those seeking village life with good transport links.

ACCOMMODATION

ENTRANCE HALL

Staircase to the first floor. Oak flooring. Understairs cupboard. Cloaks cupboard. Recessed spotlights. Two radiators.



GUEST CLOAKROOM

2.1m x 0.9m (6'11" x 2'11")

White low flush WC and wash basin. Consumer unit. Oak flooring. Casement window to the front. Radiator.

SITTING ROOM

5.7m x 5.1m (max) (18'8" x 16'9")

Wood burning stove by Town & Country Fires, set on a stone hearth with oak mantel. Recessed spotlights. Television point. Two Velux roof lights to the rear and bi-fold doors opening onto the rear garden. Radiator.



KITCHEN / DINING / FAMILY ROOM

12.3m x 3.5m (40'4" x 11'6")

A huge, open-plan space with windows on all sides, including two Velux roof lights and a set of bi-fold doors opening onto the rear garden. Range of kitchen cabinets with quartz worktops, incorporating a breakfast bar and stainless steel sink unit. Electric range cooker with extractor hood above. Dishwasher point. Integrated fridge and freezer. Cupboard housing the gas-fired central heating boiler. Recessed spotlights. Television point. Underfloor heating.



GAMES / LIVING ROOM

5.2m x 4.0m (17'1" x 13'1")

Velux roof light and bi-fold doors opening onto the rear garden. Radiator.



UTILITY ROOM

2.9m x 2.4m (9'6" x 7'10")

Range of kitchen units incorporating a stainless steel, single drainer sink unit. Automatic washing machine point. Recessed spotlights. Casement window to the front. Door to the side. Radiator.

FIRST FLOOR

GALLERIED LANDING

Recessed spotlights. Loft hatch with pull-down ladder. Casement window to the front. Radiator.

BEDROOM ONE

4.2m x 3.5m (min) (13'9" x 11'6")

Recessed spotlights. Cupboard housing the pressurised hot water cylinder. Casement window to the rear. Radiator.



EN-SUITE SHOWER ROOM

2.7m x 1.2m (8'10" x 3'11")

White suite comprising shower cubicle, wash basin and low flush WC. Tiled floor with underfloor heating. Extractor fan. Casement window to the front. Heated towel rail.



BEDROOM TWO

3.3m x 3.0m (min) (10'10" x 9'10")

Television point. Casement window to the rear. Radiator.



BEDROOM THREE

3.5m x 3.0m (11'6" x 9'10")

Television point. Casement window to the rear. Radiator.



BEDROOM FOUR

3.5m x 2.7m (11'6" x 8'10")

Television point. Casement window to the rear. Radiator.



BEDROOM FIVE

2.5m x 2.3m (min) (8'2" x 7'7")

Casement window to the front. Radiator.

HOUSE BATHROOM

3.0m x 2.0m (9'10" x 6'7")

White suite comprising bath with shower over, wash basin in vanity unit and low flush WC. Fully tiled walls and tiled floor with underfloor heating. Extractor fan. Casement window to the front. Heated towel rail.



OUTSIDE

Three sets of bi-fold doors at the back of the house open onto a large garden, which has been beautifully landscaped and borders open fields. It features lawn, shrub borders, a stone flagged terrace and several mature trees. A gravelled driveway provides ample space to park and leads to a garage and workshop.

TIMBER GARDEN ROOM 4.7m x 2.7m (15'5" x 8'10")

Mains power connected. French doors opening onto the garden.

GARAGE 4.7m x 3.3m (15'5" x 10'10")

Mains power connected.

WORKSHOP 4.7m x 2.4m (15'5" x 7'10")

Mains power connected.

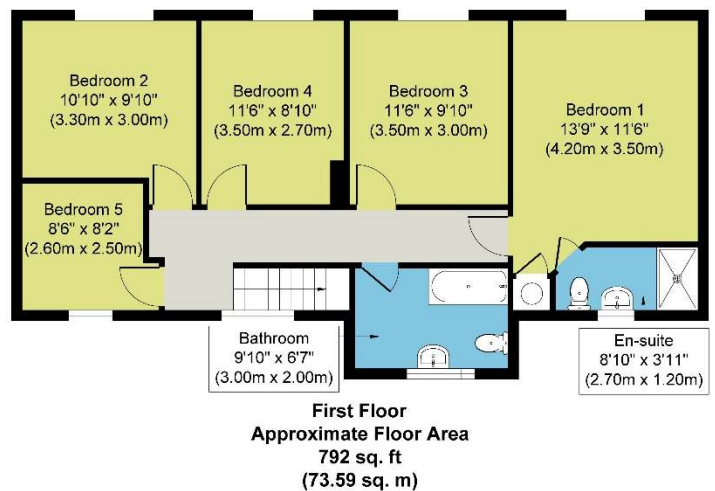
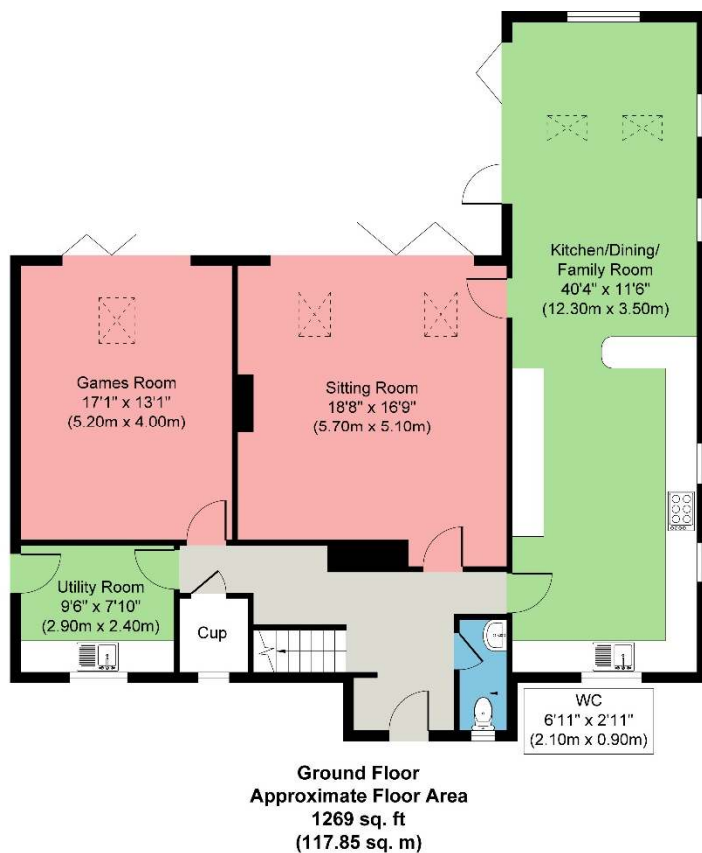


GENERAL INFORMATION

Services:	Mains water, electricity, gas and drainage. Gas central heating.
Council Tax:	Band: D (East Riding of Yorkshire Council).
Tenure:	We understand that the property is Freehold, and that vacant possession will be given upon completion.
Post Code:	YO25 4JN.
EPC Rating:	Current: C73. Potential: C77.
Viewing:	Strictly by prior appointment through the Agent's office in Malton.



All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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