



Burton Fields, Brandesburton, Driffield YO25 8UN

- Three bedrooms
- Two bathrooms
- Master bedroom with beautiful en suite
- Generous rear garden
- Desirable Brandesburton location
- Modern kitchen with island
- Spacious reception room
- Driveway & garage
- Ideal for families
- Viewing recommended

Asking Price £330,000



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DESCRIPTION

Nestled in the charming village of Brandesburton, this delightful detached house on Burton Fields presents an exceptional opportunity for those seeking a comfortable and convenient lifestyle.

Spanning an impressive 1,383 square feet, the property greets you with a modern kitchen that boasts an island, a breakfast bar, and integrated appliances. This well-designed space is perfect for family meals and entertaining, enhanced by bi-folding doors that seamlessly connect the indoors to the lovely garden outside. The spacious living room provides the perfect place to welcome guests or unwind at the end of the day, with plenty of room for your furniture.

Ascending to the first floor, there is three well-proportioned bedrooms, including a master suite that serves as a true retreat. This master bedroom features a walk-in wardrobe and an en suite bathroom, complete with a luxurious four-piece suite, including a walk-in shower and a free-standing bath, perfect for unwinding after a long day.

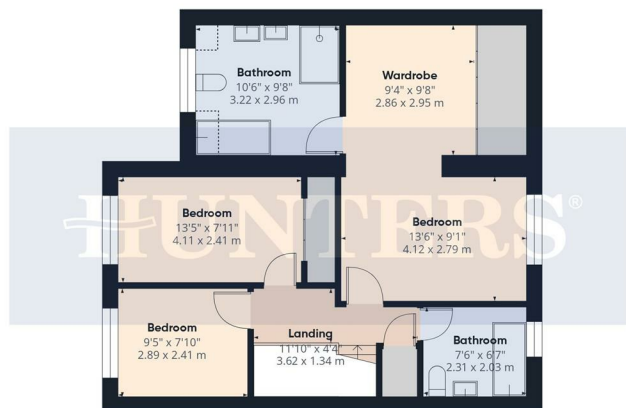
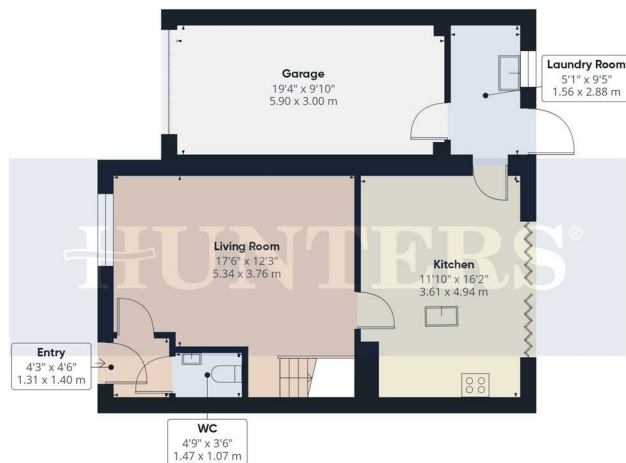
Completing the first floor is the a modern family bathroom, ensuring ample facilities for families. The garden outside offers a tranquil space for outdoor activities or simply relaxing in the sun, making it an ideal spot for family gatherings and summer barbecues.

Convenience is further enhanced by a utility room, downstairs w/c, as well as a driveway and single garage. Set in a desirable location, this home offers easy access to local amenities and the picturesque countryside that surrounds the area.

This property is ready for you to move in and make it your own. Schedule a viewing today!







HUNTERS

Approximate total area⁽¹⁾

1383 ft²

128.4 m²

Reduced headroom

8 ft²

0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

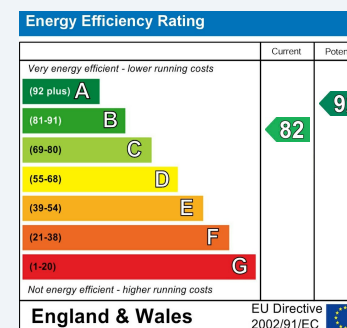
..... Below 5 ft/1.5 m

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

GIRAFFE360

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact bridlington@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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