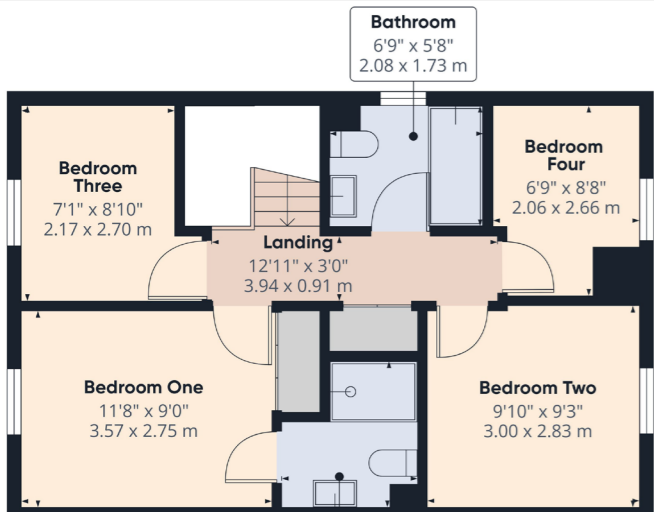


Approximate total area*
363 sq ft
46.7 m²

(*) Excluding balconies and terraces

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

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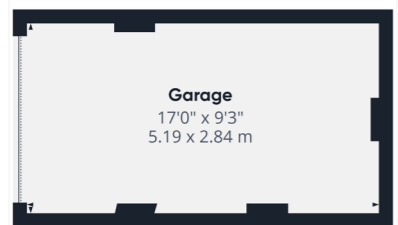


Approximate total area*
443 sq ft
41.1 m²

(*) Excluding balconies and terraces

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

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Approximate total area*
100 sq ft
9.3 m²

(*) Excluding balconies and terraces

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

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Asking Price
£264,995

32 Nalton Drive,
Driffield, YO25 5GE

SERVICES
Understood to all be connected to mains. Mains gas, water and electric. There is also an electric car charger.

TENURE
The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'C'.

VIEWING
Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION
If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



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Dee Atkinson & Harrison



32 Nalton Drive, Driffield, YO25 5GE

We are delighted to bring to the market 32 Nalton Drive which is a newly built, pristine and neutral four bedroom detached property in a sought after location. This home is ideal for growing families or buyers who are looking for a spacious and move in ready house. The current vendors have upgraded throughout to an excellent standard featuring high quality fixtures and fittings. Offering well proportioned accommodation and an excellent garden space, viewings are highly recommended to avoid disappointment.

The property briefly comprises:- entrance hall, WC, lounge, open plan kitchen/dining room with utility space, first floor landing, primary bedroom with en-suite, three additional bedrooms, family bathroom, rear garden, detached garage and off street parking.

LOCATION
Driffield offers an outstanding array of amenities, including shops, restaurants, public houses, quality sports facilities dedicated to Rugby, Golf, Football, Bowls, Cricket and many others, as well as a very highly regarded Secondary School. It also provides excellent road and public transport connections to Hull, Beverley, Bridlington and Scarborough.

THE ACCOMMODATION COMPRISES:
ENTRANCE HALL- 14'0 (4.27m) x 4'0 (1.22m)
Door to the front aspect, stairs leading to the first floor landing, understairs cupboard, laminated flooring, radiator and power points.

WC- 7'3 (2.23m) x 2'11 (0.91m)
Opaque window to the side aspect, tiled splash back, low flush WC, sink with pedestal and mixer tap, laminated flooring and radiator.

LOUNGE- 16'6 (5.03m) x 10'9 (3.29m)
Spacious yet cosy living space with window to the front aspect, feature electric fireplace with surround, hearth and mantle piece, fitted carpets, radiator, TV point and power points.

KITCHEN/DINING ROOM- 9'11 (3.03m) x 18'3 (5.57m)
Light and modern with French doors and window to the rear aspect, inset spotlights, a range of wall and base units with breakfast bar seating area, sink with drainer unit, integrated fridge/freezer, integrated dishwasher, oven, gas hob, extractor hood, laminated flooring, radiator and power points. There is also a utility room space which houses the gas boiler, built in shelving and worktop, plumbing for washing machine and power points.

FIRST FLOOR LANDING- 12'11 (3.94m) x 3'0 (0.91m)
Large built in storage cupboard, fitted carpets, radiator and power points. There is also access to the loft which is boarded out with loft ladder and lighting.

BEDROOM ONE- 11'8 (3.57m) x 9'0 (2.75m)
Window to the front aspect, built in wardrobes with sliding doors, additional built in storage, fitted carpets, radiator and power points. It also benefits from air conditioning.

EN-SUITE- 6'1 (1.87m) x 6'8 (2.04m)

Tiled splash back, three piece bathroom suite comprising:- low flush WC, sink with pedestal and mixer tap, large walk in fully tiled shower cubicle, laminated flooring, radiator and extractor fan.

BEDROOM TWO- 9'10 (3.00m) x 9'3 (2.83m)
Window to the rear aspect. fitted carpets, radiator and power points.

BEDROOM THREE- 7'1 (2.17m) x 8'10 (2.17m)
Window to the front aspect, fitted carpets, radiator and power points.

BEDROOM FOUR- 6'9 (2.06m) x 8'8 (2.66m)
Window to the rear aspect, fitted carpets, radiator and power points.

BATHROOM- 6'9 (2.08m) x 5'8 (1.73m)
Opaque window to the side aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal and mixer tap, panelled bath with over head shower attachment and glass shower screen, laminated flooring, radiator and extractor fan.

GARDEN
East facing garden which has been upgraded throughout to create a beautiful, private area to entertain or enjoy some quiet family time. It is mainly laid with lawn and has a patio area to the immediate rear with additional patio to the bottom of the garden providing two separate seating areas, pergola which houses the Hot Tub (separate negotiation), planted trees, timber fencing throughout, power points and side gated access.

GARAGE- 17'0 (5.19m) x 9'3 (2.84m)
Up and over door, power and lighting. There is also a boarded roof space which is ideal for additional storage.

PARKING
Off street parking for two/three cars.

