



## Dalton Fields, Brandesburton, Driffield, YO25 8RX

- Exclusive new build development in the sought-after village of Brandesburton
- Superb open plan kitchen, dining and living space
- Ground floor study ideal for home working or hobbies
- Contemporary family bathroom
- Underfloor heating throughout the ground floor
- Spacious two bedroom semi-detached dormer bungalow
- Stylish shaker-style kitchen with integrated appliances
- Principal bedroom with modern en-suite shower room
- Air source heat pump providing energy efficient heating
- Gardens and off-street parking included

**Price £325,000**



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## DESCRIPTION

An exceptional newly built two bedroom semi-detached dormer bungalow, forming part of the exclusive Dalton Fields development in the highly regarded village of Brandesburton.

Finished to a superb standard throughout, the property offers a stylish and contemporary finish combined with a practical and versatile layout, ideal for a range of buyers including downsizers, professionals and those seeking village living.

At the heart of the home is a spacious open plan kitchen, dining and living area, creating an excellent space for both relaxing and entertaining. The attractive shaker-style kitchen is complemented by oak-effect worktops and integrated appliances, while French doors and large windows allow plenty of natural light throughout.

The ground floor also features a generous entrance hall, a versatile study ideal for home working, a second bedroom and a modern family bathroom. To the first floor is an impressive principal bedroom with en-suite shower room.

Designed with modern efficiency in mind, the property benefits from an air source heat pump together with underfloor heating throughout the ground floor, helping to provide economical and comfortable year-round living.

Externally, the property enjoys gardens, off-street parking and an attractive brick-built frontage, all within this thoughtfully designed village development.

Brandesburton remains one of East Yorkshire's most sought-after villages, offering an excellent range of amenities whilst being conveniently positioned for access to Beverley, Hull and the East Yorkshire coast.

A fantastic opportunity to purchase a high quality, energy efficient new build home in a desirable village setting.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

### Viewings

Please contact [bridlington@hunters.com](mailto: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.

## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>97</b>	<b>97</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.



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