



## Main Street, Brandesburton, Driffield, YO25 8RL

- Impressive four bedroom detached family home
- Four generous double bedrooms
- Spacious lounge plus additional reception room
- Large fitted kitchen with dining space
- Drive in, drive out driveway with ample parking and garage
- Approximately 1,954 sq.ft excluding the garage
- Principal bedroom with ensuite shower room
- Dedicated home office ideal for remote working
- Contemporary family bathroom and ground floor WC
- Generous private rear garden in a sought-after village location

**Price £437,500**



# Main Street, Brandesburton, Driffield, YO25 8RL

## DESCRIPTION

This impressive four bedroom detached family home offers approximately 1,954 sq.ft of accommodation excluding the garage and occupies a generous plot within the highly sought-after village of Brandesburton. Beautifully presented throughout, the property provides spacious and versatile living accommodation ideal for modern family life.

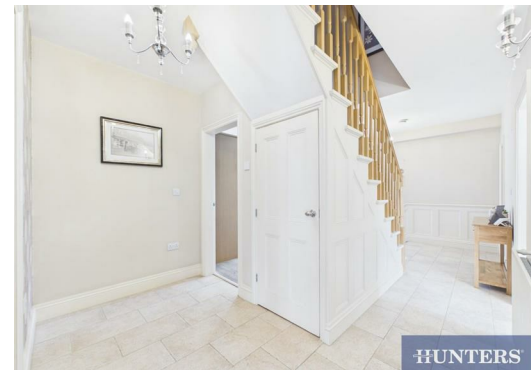
The ground floor features a welcoming entrance hall, a spacious main lounge filled with natural light, a second reception room offering flexibility for a dining room, snug or playroom, a dedicated home office, well appointed utility room and a ground floor WC. At the heart of the home is a generously sized fitted kitchen with extensive worktop and cupboard space alongside ample room for dining, making it perfectly suited to both everyday living and entertaining guests.

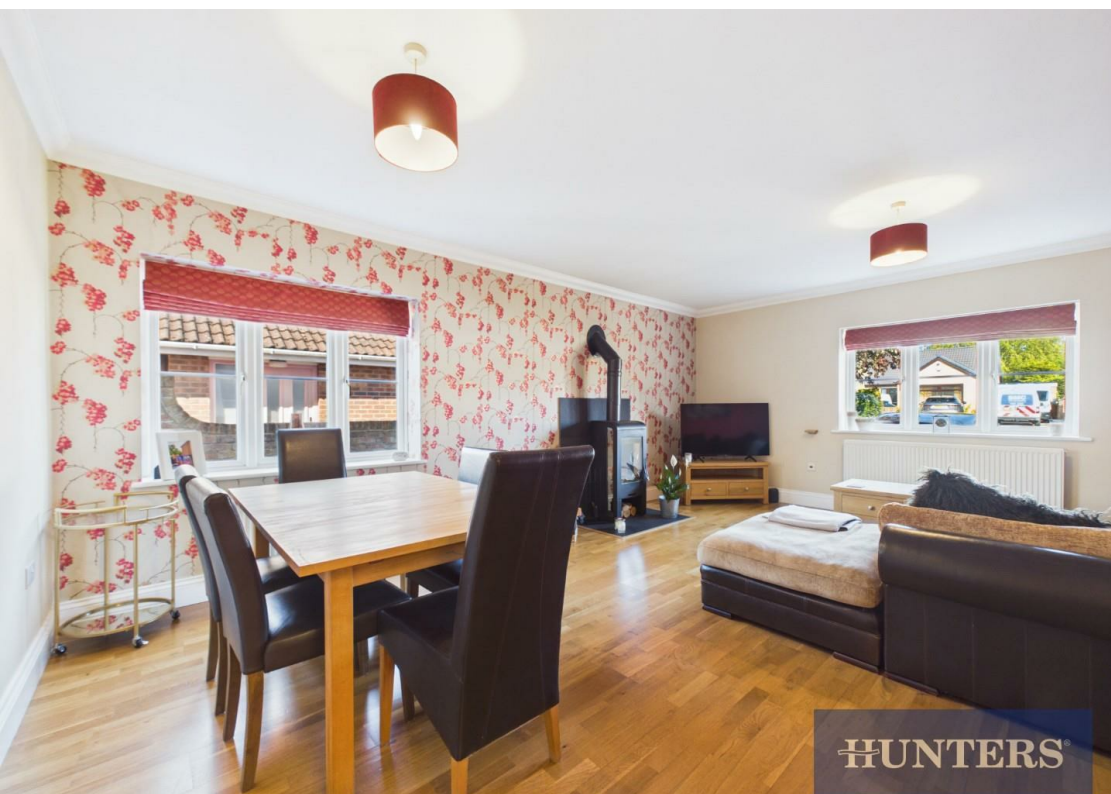
To the first floor are four well proportioned double bedrooms, including a spacious principal bedroom with ensuite shower room, together with a contemporary family bathroom finished to a high standard. The layout is ideal for growing families, offering both practicality and excellent bedroom proportions throughout.

Externally, the property enjoys a generous and private rear garden ideal for families and outdoor entertaining, with a combination of lawn and patio space creating an excellent outdoor environment. To the front, the home benefits from a highly desirable drive in, drive out driveway providing ample off-street parking, alongside an integral garage.

Located within the popular village of Brandesburton, the property is well placed for local amenities, schooling and transport links, whilst also offering easy access to the surrounding countryside and East Yorkshire coastline.

This is a substantial and beautifully maintained family home offering excellent space, versatility and presentation throughout.







Ground Floor



Floor 1



### 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.

**HUNTERS**

**Approximate total area<sup>(1)</sup>**

2384 ft<sup>2</sup>  
221.3 m<sup>2</sup>

**Reduced headroom**

86 ft<sup>2</sup>  
8 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

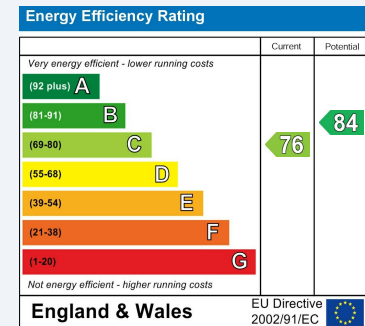
Below 5 ft/1.5 m

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.



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