



Dalton Fields, New Road, Brandesburton, Driffield, YO25 8RX

- Three double bedrooms
- Bi-fold doors to rear garden
- En-suite to principal bedroom with dressing area
- EV charging point & modern heating system
- Predicted EPC 93A
- Spacious open-plan kitchen, dining & day space
- Separate lounge and utility
- Stylish family bathroom
- Premium Brandesburton village location
- Private rear garden

Price £338,000



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DESCRIPTION

Nestled within the sought-after village of Brandesburton, Plot 1 presents a beautifully designed three-bedroom detached home combining modern living with timeless character.

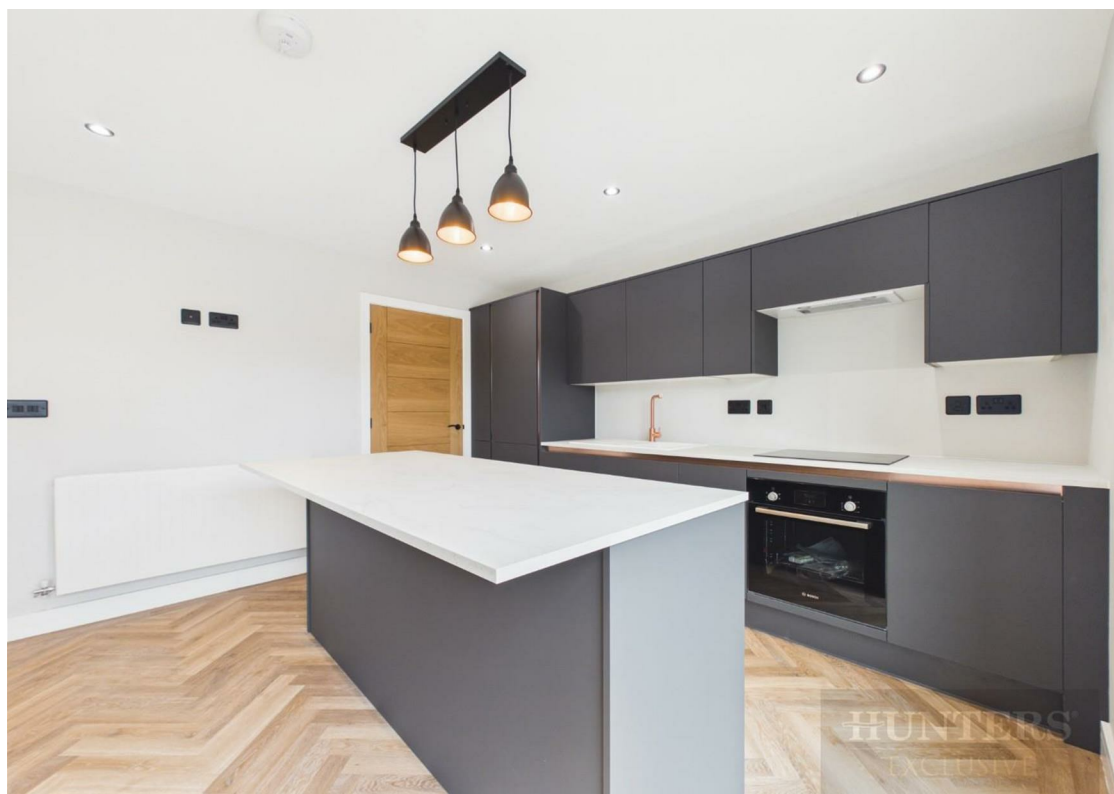
This thoughtfully planned property features a striking brick façade with charming detailing, including a welcoming front porch and traditional-style windows. Inside, the ground floor is perfect for family life and entertaining, with a generous open-plan kitchen-diner and day space, complete with bi-fold doors opening onto the rear garden – ideal for indoor-outdoor living. A separate living room, utility room, and downstairs WC add both practicality and comfort.

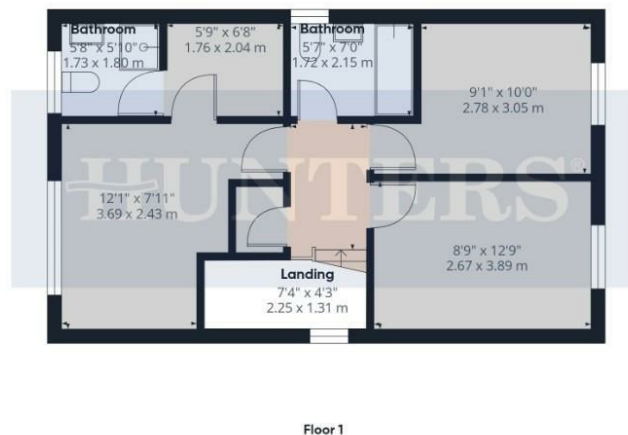
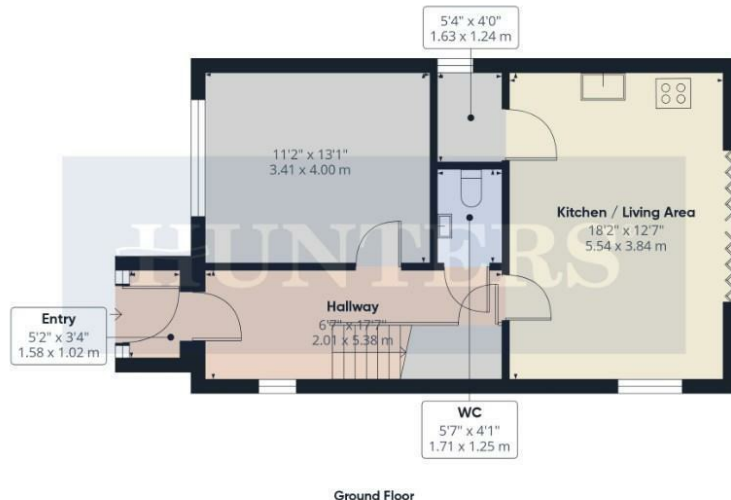
Upstairs, you'll find three well-proportioned bedrooms, including a spacious principal bedroom with dedicated dressing area and en-suite shower room. A stylish family bathroom serves bedrooms two and three.

The home benefits from energy-efficient construction, modern insulation, and features such as a car charging point, high-performance glazing, and solar panels.

Set in a peaceful corner of this premium development, Plot 1 offers privacy and curb appeal, with its detached position and landscaped frontage.







HUNTERS
EXCLUSIVE

Approximate total area⁽¹⁾
1054 ft²
97.8 m²

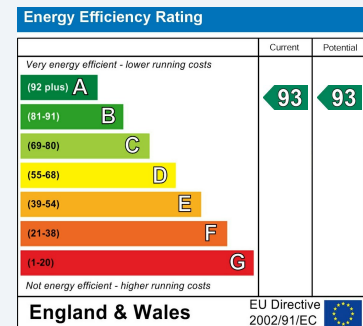
(1) Excluding balconies and terraces

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

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.

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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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