



New Road, Brandesburton, Driffield, YO25 8RX

- Brand-new 3 bedroom dormer bungalow by Wold Top Developments
- Ground-floor family bathroom
- Corner windows & rooflights for great natural light
- Energy-efficient new build with EV charging point
- Premium village setting on New Road, Brandesburton
- Flexible layout: 2 ground-floor bedrooms; principal en-suite upstairs + study/occasional 4th
- Bright open-plan kitchen/dining/living with bi-fold doors to garden
- High-specification contemporary finish throughout
- Driveway parking & enclosed rear garden
- 10 Year structural warranty

Price £440,000



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DESCRIPTION

**** OPEN DAY SATURDAY 2ND MAY, 10AM - 2PM ****

Plot 11, New Road, Brandesburton – Wold Top Developments

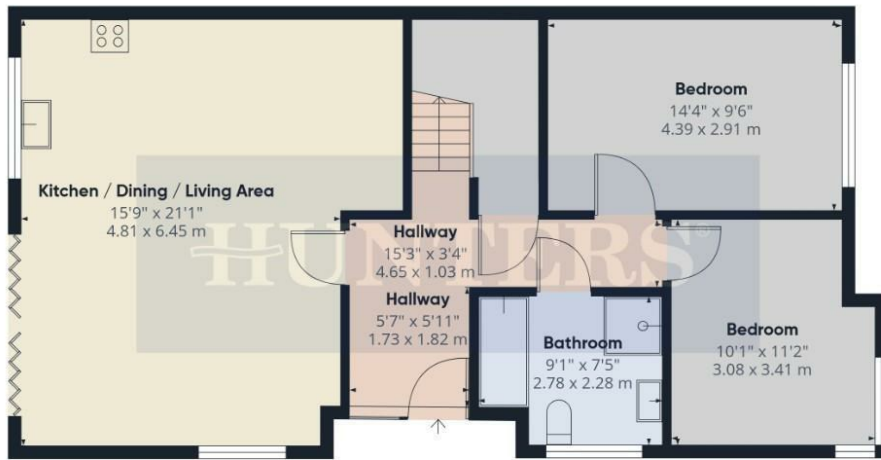
A brand-new dormer bungalow in the premium village of Brandesburton, built by Wold Top Developments to a high specification. Thoughtfully designed for flexible, low-maintenance living, Plot 11 combines classic brick elevations with modern features and a bright, contemporary interior, ideal for downsizers, couples or anyone wanting space to work from home without the upkeep of an older property.

The ground floor is arranged for easy day-to-day living with two bedrooms, a family bathroom and a separate wet room, plus a generous open-plan kitchen/dining/living space that opens through bi-fold doors to the rear garden—great for entertaining and everyday family life. Upstairs you'll find a principal bedroom with en-suite and a versatile study/occasional room that works perfectly as a home office, dressing room or fourth guest space. Corner windows and rooflights maximise natural light throughout, while quality finishes deliver a calm, modern feel.

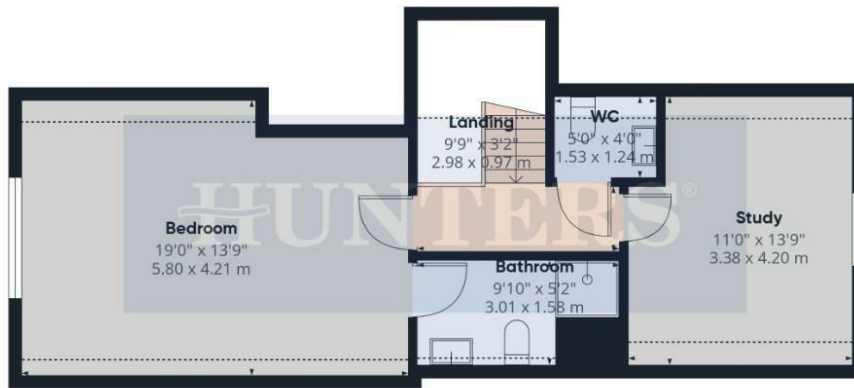
Outside there is driveway parking, an enclosed rear garden and an EV charging point. Energy-efficient construction keeps running costs in check, and everything is new and move-in ready. Set on New Road, you're a short walk from village amenities—shop/post office, cafés/takeaways, pubs and the primary school—with golf, nearby watersports lakes and countryside walks close by, and straightforward links to Beverley, Driffield and the coast.







Ground Floor



Floor 1



HUNTERS
EXCLUSIVE

Approximate total area⁽¹⁾

1312 ft²
121.9 m²

Reduced headroom

62 ft²
5.7 m²

(1) Excluding balconies and terraces

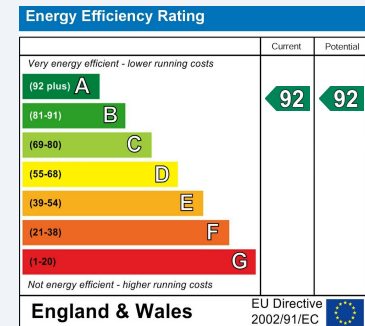
Reduced headroom
Below 5 ft/1.5 m

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.

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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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