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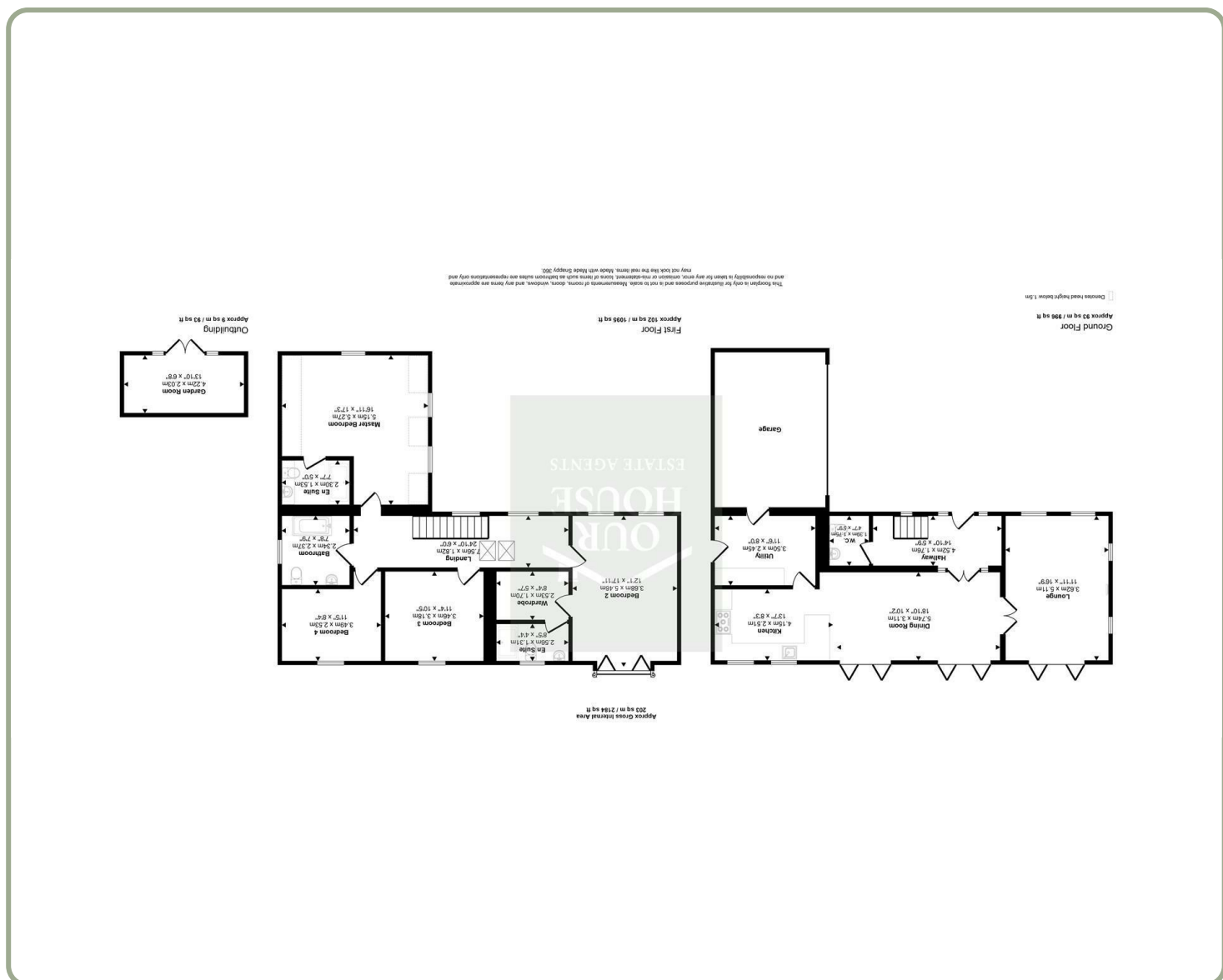
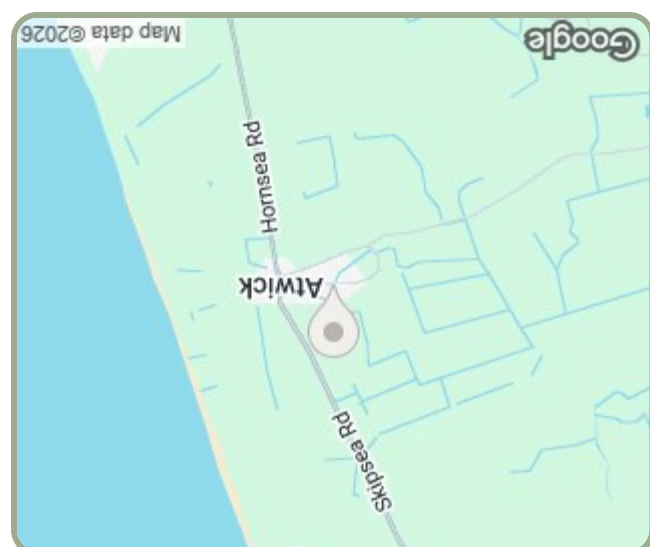
Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

## Viewings

Energy Efficiency Rating	
Potential	Current
82	79

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G



## Our House Estate Agents

20 Newbegin Hornsea, East Yorkshire, HU18 1AL  
 T. 01964 532121 | E. office@ourhouseestateagents.co.uk



Tall Trees Church Lane, Driffield, YO25 8DH  
 £450,000

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  4
  2
  C

- SUBSTANTIAL EXECUTIVE PROPERTY • 4 DOUBLE BEDROOMS • TWO EN-SUITES • DOUBLE GARAGE • BEAUTIFUL GARDEN WITH OUTDOOR KITCHEN AND SUMMER HOUSE • OPEN PLAN LIVING

An impressive and beautifully presented four-bedroom detached family home, offering spacious and versatile accommodation throughout.

Occupying a generous plot, this exceptional property features four double bedrooms, including two with stylish en-suite shower rooms, making it ideal for modern family living. At the heart of the home is a stunning open-plan living space, flooded with natural light and enhanced by three sets of bi-fold doors that seamlessly connect the interior with the landscaped rear garden.

The well-designed ground floor benefits from underfloor heating throughout, powered by an energy-efficient air source heat pump, providing both comfort and sustainability. Additional accommodation includes a practical utility room and an integrated double garage, while a striking galleried landing creates an impressive sense of space and grandeur on the first floor.

Externally, the property is approached via a substantial gravelled driveway providing ample parking for multiple vehicles. The beautifully landscaped rear garden has been thoughtfully designed for both relaxation and entertaining, featuring composite decking, a pond with attractive water feature, a fully equipped outdoor kitchen, a covered seating area, and a charming summer house.

Combining generous proportions, modern energy-efficient features, high-quality finishes and superb indoor-outdoor living, this outstanding family home offers an enviable lifestyle in a truly impressive setting.

EPC - C  
Council Tax - F  
Tenure - Freehold





#### Front Garden

The property is approached via a substantial gravelled driveway providing parking for up to six vehicles, enhanced by established planted borders and a paved pathway with convenient ramped access to the front entrance.

#### Entrance Hall

An impressive double-height entrance hall creates a striking first impression, featuring a galleried first-floor landing overlooking the space below. The hall is flooded with natural light from the front entrance door and two front-facing windows, while a staircase with spindle balustrade rises to the first floor. An understairs cupboard provides useful storage.

#### Cloakroom (W.C.)

6'0" x 4'9"

Well presented cloakroom comprising a W.C. and hand wash basin with storage beneath, complemented by decorative wall panelling, oak engineered flooring, and an extractor fan.

#### Lounge

17'5" x 12'3"

A bright and spacious reception room enjoying windows to the front and side elevations, together with bi-fold doors opening onto the rear garden and creating an excellent indoor-outdoor flow. A charming fireplace with a wooden mantel and multi-fuel burner forms an attractive focal point, while oak engineered flooring completes the room.

#### Kitchen Diner

33'6" x 10'7"

A magnificent and exceptionally spacious kitchen/dining room, undoubtedly the heart of the home, designed for modern family living and effortless entertaining. Bathed in natural light from two rear-facing windows and two sets of bi-fold doors, the space seamlessly extends onto the rear garden, creating an impressive indoor-outdoor lifestyle. The beautifully appointed kitchen features an

extensive range of fitted wall and base units, complemented by generous work surfaces and a one-and-a-half bowl composite sink. A stylish breakfast bar provides the perfect setting for casual dining and social gatherings, while there is space for a range-style cooker, an integrated dishwasher, and an extractor hood. The room is finished with contemporary oak engineered flooring, enhancing both its practicality and elegant appeal.

#### Utility Room

11'11" x 8'3"

A well-appointed utility room fitted with a range of wall and base units complemented by work surfaces, providing excellent additional storage and preparation space. There is space and plumbing for a washing machine and tumble dryer, while a side door offers convenient external access.

#### First Floor Landing

A spacious galleried first-floor landing overlooking the impressive entrance hall below, creating a wonderful sense of space and openness. Natural light floods the area through two front-facing windows and two Velux rooflights, enhancing the bright and airy feel. The landing also benefits from a radiator and fitted carpeting, with access to the first-floor accommodation.

#### Master Bedroom

17'7" x 17'5"

A generous principal bedroom enjoying a dual-aspect outlook with windows to the front and side elevations, allowing for an abundance of natural light. The room benefits from two radiators and fitted carpeting, creating a comfortable and inviting retreat.

#### En-Suite

A stylishly appointed en-suite featuring a low-level W.C. and hand wash basin set within a contemporary vanity unit with integrated

storage. Elegantly finished with fully tiled walls and flooring, the space is complemented by a heated towel rail and extractor fan, creating a practical yet refined addition to the principal bedroom.

#### Bedroom 2

17'6" x 12'2"

A superb double bedroom featuring a front-facing window and striking bi-fold doors opening onto a Juliet balcony with delightful views over the rear garden. The combination of glazing and elevated outlook creates a wonderfully bright and spacious feel, while fitted carpeting and a radiator add comfort and practicality.

#### Dressing Room

8'11" x 5'8"

Accessed directly from Bedroom Two, this useful dressing area benefits from a comprehensive range of fitted shelving and hanging rails, with carpeted flooring throughout.

#### En-Suite

8'9" x 4'6"

Accessed via the dressing room, this well-appointed en-suite features a window to the rear aspect, low-level W.C., hand wash basin with storage beneath, step-in shower enclosure, heated towel rail, and extractor fan. Finished with tiled walls and tiled flooring.

#### Bedroom 3

11'11" x 10'9"

Well-proportioned bedroom featuring a window overlooking the rear of the property, radiator, and carpeted flooring.

#### Bedroom 4

12'0" x 8'7"

A well-sized fourth and final bedroom measuring approximately 3.66m x 2.63m, featuring a window to the rear aspect, radiator, and carpeted flooring.

#### Bathroom

8'3" x 8'0"

Elegantly appointed and finished to a high standard, this stylish family bathroom features a window to the side aspect and is fitted with a contemporary suite comprising a low-level W.C., vanity wash hand basin with integrated storage, and a luxurious freestanding bath. Additional features include a heated towel rail, extractor fan, attractive tiled flooring, and complementary part-tiled walls, creating a sophisticated and relaxing space.

#### Rear Garden

A beautifully landscaped and thoughtfully designed outdoor space, laid predominantly to lawn and enclosed by a combination of fenced and mature hedged boundaries, providing an excellent degree of privacy. A charming pond with water feature creates an attractive focal point, while a gravelled side area incorporates a useful log store. Entertaining is well catered for with a composite decked seating area and an impressive outdoor kitchen complete with fridge, sink, and dedicated BBQ area. A covered seating area further enhances the garden, offering a superb all-weather space for relaxing and socialising.

#### Summer House

14'11" x 7'2"

A versatile and well-presented addition to the garden, benefiting from power and lighting, with French doors opening directly onto the composite decked seating area. Offering excellent flexibility, this attractive space is suitable for a variety of uses, including a home office, gym, studio, hobby room, or additional entertaining area.

#### Double Garage

18'0" x 18'3"

integrated, electric up and over door, personnel door to utility room, cold water supply, light points

