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Chartered Surveyors

3 Spring Close
Driffield
YO25 5YR

Great location

Cul-de-sac setting

Established private gardens

4 Bedrooms

Conservatory

Excellent value for money!

Asking Price Of:
£240,000



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PROPERTY PROFESSIONALS SINCE 1891

3 Spring Close

Driffield

YO25 5YR



Absolutely fabulous location within a secluded cul-de-sac, this is a super 4 bedroom home which would literally suit a huge variety of purchasers from families to buyers simply looking for a great location convenient for town.

The accommodation includes front facing lounge, separate dining room plus fitted kitchen. In addition, there is a utility room and also conservatory overlooking, what are beautifully maintained gardens. The first floor provides master bedroom with en-suite, family bathroom and three further bedrooms.

There is generous off-street parking together with side drive and single garage.

DRIFFIELD

Driffield is known as the Capital of the Wolds originally brought to prominence by the canal, which was opened to barges in 1772. Handily placed for country and coast, Driffield's Annual Agricultural Show is reputedly the largest one-day show in the country.

A street market is held each Thursday. With very active Cricket and Rugby Clubs, there are many sporting and recreational opportunities in this attractive market town including fully equipped Leisure Centre, bowling green, lawn tennis club, scooter, skateboard and BMX centre.

ACCOMMODATION

ENTRANCE HALL

With feature laminate flooring and staircase leading off.

CLOAKROOM/WC

With low level WC and wash hand basin. Radiator.

LOUNGE

15' 1" x 14' 7" (4.62m x 4.45m)

With front facing bay window, coved ceiling and inset gas living flame fire plus timber surround. Radiator.

Double doors leading into:

DINING ROOM

10' 3" x 9' 5" (3.14m x 2.88m)

Radiator and coved ceiling.



Doors leading into the conservatory.

CONSERVATORY

With double doors onto the rear and views across the garden. Double panelled radiator. Ceramic tiled floor.



KITCHEN

10' 9" x 9' 5" (3.28m x 2.88m)

Fitted with a traditionally styled range of units finished in white including base cupboards with worktops over, inset sink with single drainer and appliances including electric hob with extractor over and electric double oven.

Space and point for a refrigerator.



Fitted laminate flooring and door leading into:

UTILITY

8' 7" x 8' 1" (2.62m x 2.48m)

Fitted laminate flooring. Range of base cupboards with worktops and inset stainless steel sink with base cupboard beneath.

Wall mounted gas fired boiler and personal door to the garage.



BEDROOM 1

10' 11" x 6' 6" (3.35m x 2.94m)

Radiator. Coved ceiling.



EN-SUITE

With shower enclosure, low level WC and wash hand basin.

BEDROOM 2

11' 8" x 8' 5" (3.58m x 2.59m)

Radiator.



BEDROOM 3

9' 3" x 10' 0" (2.83m x 3.07m)

Radiator.



BEDROOM 4

9' 3" x 6' 4" (2.83m x 1.94m)

Radiator.



BATHROOM

With suite comprising panelled bath with shower over, low level WC and vanity wash hand basin. Fully tiled walls.



OUTSIDE

The property stands back from the road on a super corner plot with extensive gardens to the front and side, these been predominantly laid to lawn with shaped beds within.

There is a side drive which gives access to an attached single garage.

To the rear of the property is an enclosed, established area of private garden, which comprises shaped lawn, a number of mature trees and well planted borders.

There is a secluded timber shed/summerhouse plus raised decked seating area with pergola.



CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band D.

ENERGY PERFORMANCE CERTIFICATE

Once available, the Energy Performance Certificate for this property will be available on the internet. The property is currently rated band (TBC)

SERVICES

All mains services connected.

NOTES

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.

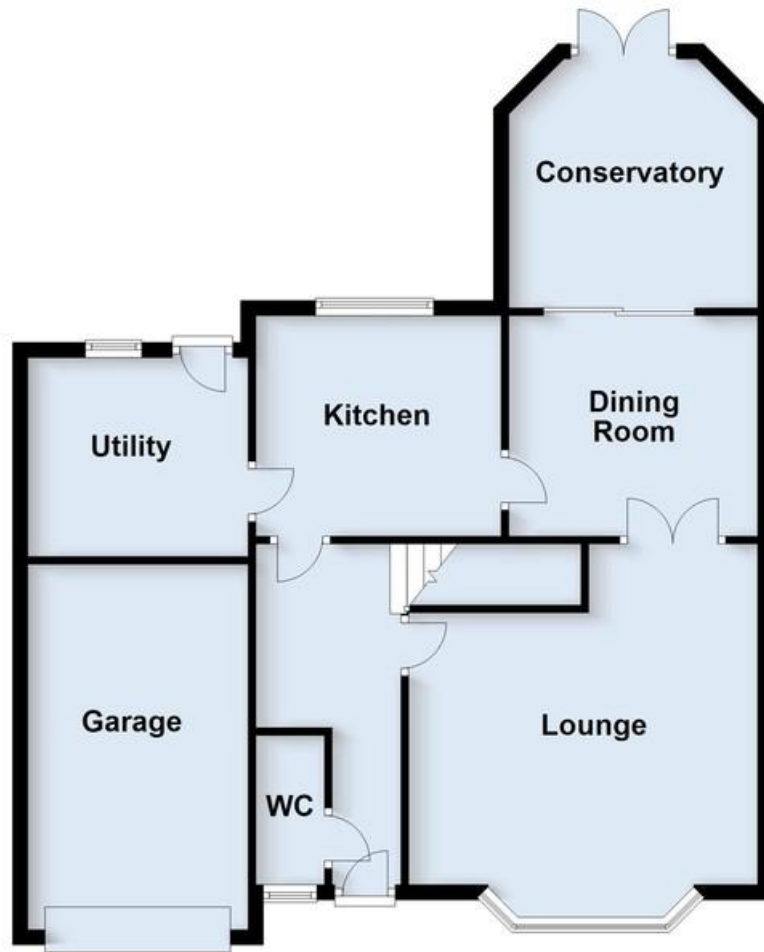
Floor plans are for illustrative purposes only.

VIEWING

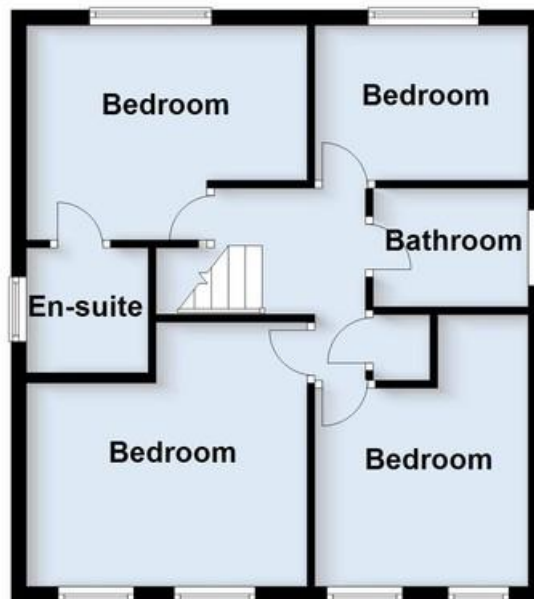
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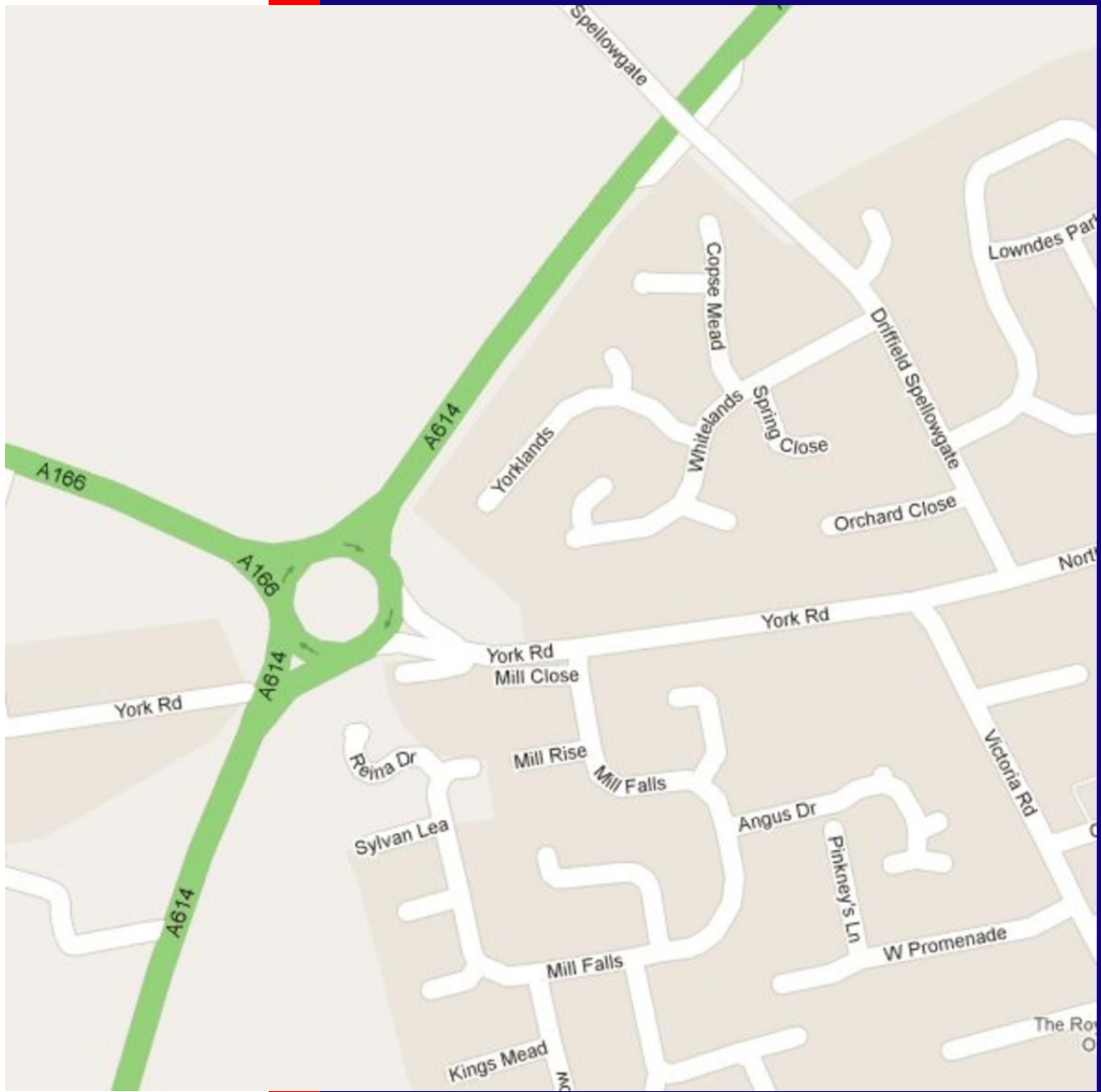
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Ground Floor



First Floor







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