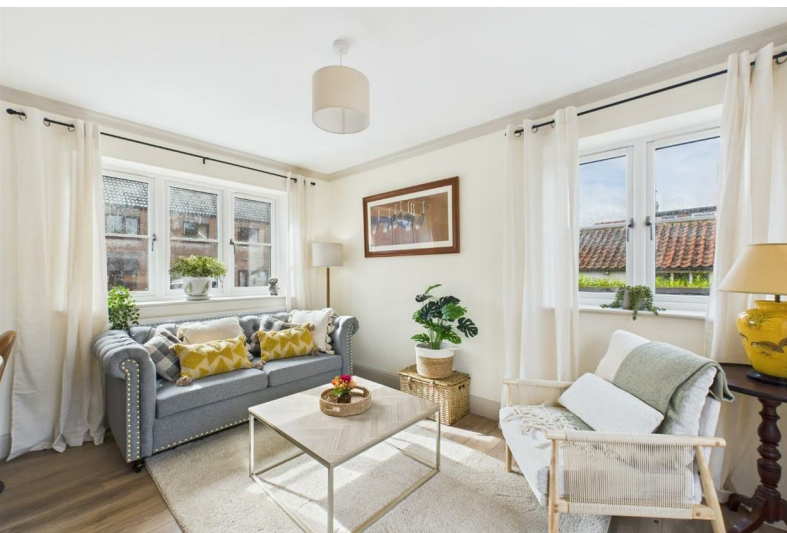




Badger Cottage Back Lane

Wold Newton, YO25 3YH

Open To Offers £260,000



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Nestled in the charming village of Wold Newton, near Driffield, this beautifully designed detached bungalow offers a unique opportunity for comfortable living. With its bespoke fittings and high specification design, this property stands out as a true gem in the area. The bungalow features two well-proportioned bedrooms, perfect for a couple or those seeking a peaceful retreat. The stunning and spacious open plan living kitchen area provides a warm and inviting space for relaxation and entertaining, while the thoughtfully designed bathroom ensures convenience and comfort. One of the standout features of this home is its eco-friendly air source heat pump, which not only enhances energy efficiency but also contributes to a sustainable lifestyle. The property is fully double glazed, ensuring warmth and tranquillity throughout the seasons. Outside, the low maintenance gravelled garden is a delightful addition, offering a simple outdoor space to enjoy the fresh air. The driveway parking provides ample space for vehicles, while the patio area is ideal for al fresco dining or simply unwinding in the sun. This bungalow is not just a home; it is a lifestyle choice, set in a picturesque village that offers a sense of community and tranquillity. If you are looking for a property that combines modern living with the charm of rural life, this exquisite bungalow on Back Lane is certainly worth considering.

- An individual, newly built detached bungalow
- Energy efficient with air source heat pump
- NO ONWARD CHAIN
- Two well proportioned bedrooms
- Low maintenance gravelled gardens with patio area
- Located in a quaint village between Driffield and the east coast
- A stunning open plan living, kitchen and dining room with patio doors
- Driveway parking

Entrance Hall

With composite door to the front aspect with glazed panel, radiator, wood effect flooring and loft access.

Open plan kitchen/Diner/Sitting Room

A lovely open and social space with a newly fitted kitchen with wall and base units with wooden tops, integrated electric 'Lamona' hob and oven with extractor hood above. Integrated fridge freezer, built in dishwasher and washer and UPVC window to the front aspect. There is space for a dining table, two radiators, sitting area with UPVC windows to the front and rear aspect and doors leading out to the paved and gravelled garden area. TV point, wood effect flooring and inset spotlights.

Bedroom One

A double room with fitted sliding mirror wardrobe, radiator, TV point, coving to the ceiling, part wood decorative panelling to one wall, wood effect flooring and UPVC window to the rear aspect.

Bedroom Two

Another double room with radiator, UPVC window to the front aspect and wood effect flooring.

Bathroom

Newly fitted contemporary suite with panel bath, walk in shower with rainfall head, floating hand wash basin with mixer tap and splashback. UPVC window to the side aspect and heated towel rail.

Exterior

To the front of the bungalow is a newly planted hedge with pathway leading to the front door and side access. There is a large gravelled area to the side and rear, providing off-street parking. The property is very easy maintenance with a raised boundary wall and Indian sandstone patio area to the rear.

Services

Mains connected to water, electric and drainage with an air source heat pump.

Wold Newton

Tel: 07515763622

Wold Newton is a small Yorkshire Wolds village in the East Riding of Yorkshire. It is situated approximately 9 miles south of Scarborough and 9 miles north-west of Bridlington. Wold Newton is located within the Great Wold Valley. The village has a popular local pub, the Anvil Arms, a village school and a community space with picnic benches and duck pond. For more comprehensive amenities, residents typically travel to nearby towns like Driffield or Bridlington, which provide a wider range of shops and services.



Road Map



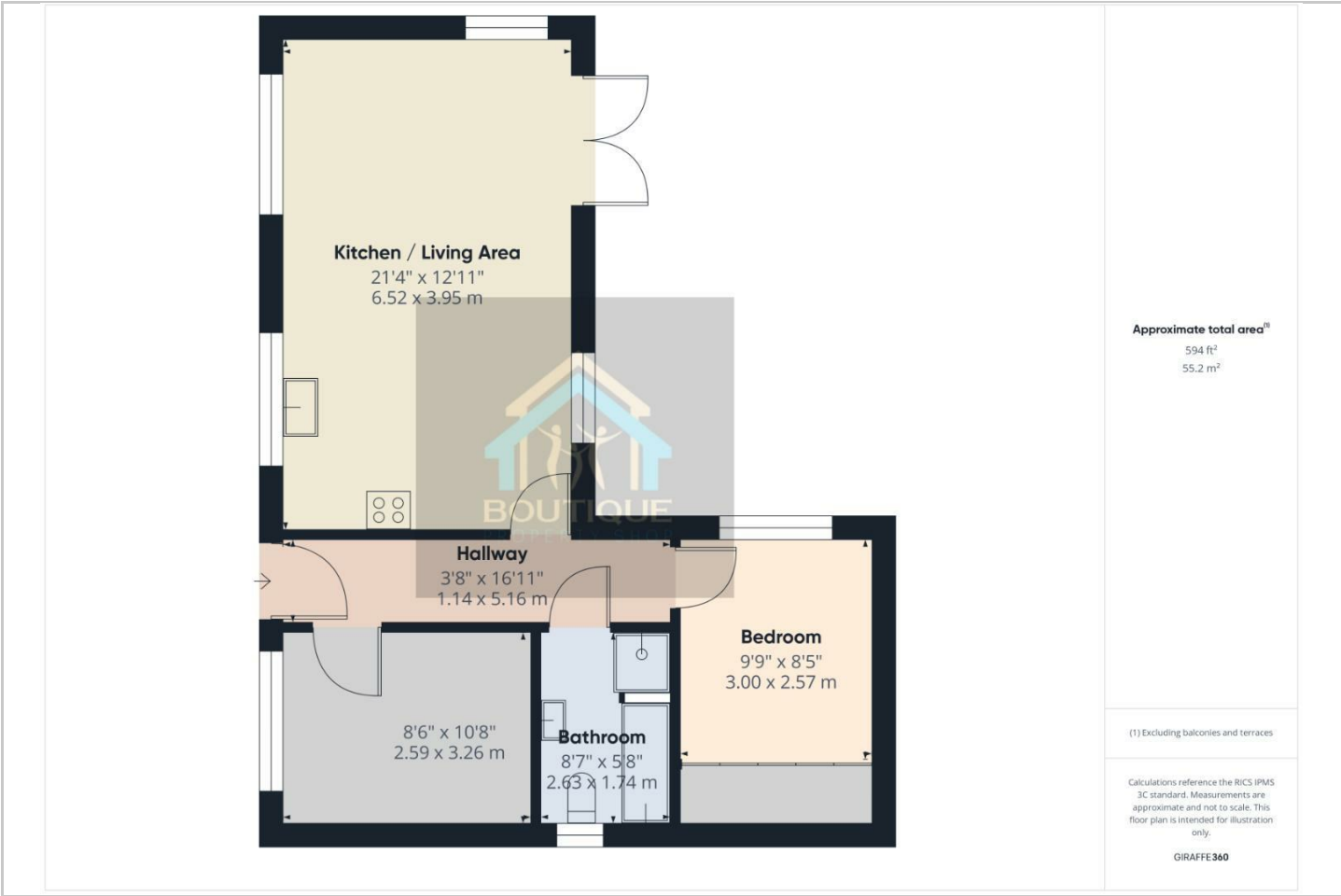
Hybrid Map



Terrain Map



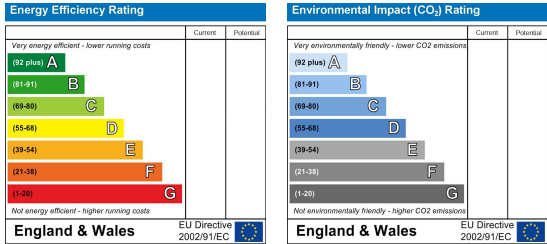
Floor Plan



Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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