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**South Lodge,
Wansford
YO25 8NU**

**Executive residence
6 Bedrooms
Double garage**

**Views across the Canal
Extensive accommodation
Exclusive setting**

**Asking Price Of:
£485,000**



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PROPERTY PROFESSIONALS SINCE 1891

South Lodge, Wansford YO25 8NU



A superb modern residence forming part of an exclusive row of properties in the village of Wansford overlooking the Canal and offering an extensive range of accommodation which is extremely deceptive from its double fronted façade. The accommodation includes no less than five reception areas plus six bedrooms arranged over two floors with all rooms being generously proportioned and well appointed. There is generous off-street parking which leads to a double garage and enclosed expanse of garden to the rear.

This is a particularly deceptive home in what is an exclusive area which simply cannot be understated.

The village of Wansford is conveniently situated approximately 2 miles from both Driffield and the neighbouring village of Nafferton with the coast being approximately 12 miles distance.

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.

RECEPTION HALL

A fabulous entrance to the property with feature staircase leading off to the first floor



CLOAKROOM/WC

With fitted suite comprising low-level WC, pedestal wash basin and fitted radiator.

LOUNGE

15' 4" x 14' 1" (4.68m x 4.31m)

With front facing bay window, enjoying views across to the Canal. Feature fire surround housing electric fire, coving to ceiling and television point. Radiator.



SITTING ROOM

14' 0" x 10' 10" (4.29m x 3.32m)

With front facing window, again enjoying views across the Canal. Coving to ceiling and television point. Radiator.



DINING ROOM

14' 2" x 10' 11" (4.32m x 3.35m)

A rear facing room with further door into the Sunroom. Access to hallway and large pantry. Radiator.



DINING KITCHEN

21' 3" x 13' 4" (6.5m x 4.07m)

Very extensively fitted with a range of modern kitchen units, including base and wall mounted cupboards together with worktops and central island, inset sink and integrated appliances including electric oven, hob and extractor over. Space for a dishwasher. Radiator.



GARDEN ROOM

10' 7" x 10' 2" (3.23m x 3.11m)

With windows to two sides and door to rear garden.



UTILITY ROOM

7' 4" x 5' 9" (2.26m x 1.77m)

Fitted range of base and wall units plus worktops and inset sink. Space and plumbing for automatic washing machine. Radiator.

FIRST FLOOR

LANDING

A delightful feature landing with spindled baluster.



MASTER BEDROOM

15' 5" x 12' 7" (4.71m x 3.84m)

With feature window to the front enjoying views across the Canal. Fitted wardrobes, television point and radiator. Access into:



EN-SUITE

8' 2" x 3' 10" (2.5m x 1.18m)

With suite comprising pedestal wash basin, walk-in shower cubicle with plumbed in shower, low-level WC and heated towel rail.

BEDROOM 2

11' 6" x 11' 8" (3.53m x 3.58m)

With rear aspect. Radiator.

BEDROOM 3

11' 10" x 10' 9" (3.61m x 3.3m)

With front facing window, fitted wardrobes and television point. Radiator.

BEDROOM 4

9' 2" x 10' 9" (2.81m x 3.29m)

Front facing window. Radiator

BEDROOM 5

14' 2" x 10' 9" (4.32m x 3.29m)

Rear facing window and television point. Radiator.

BEDROOM 6

9' 1" x 7' 10" (2.79m x 2.41m)

With rear facing window. Radiator.

BATHROOM

With side facing window and fitted four-piece suite comprising panelled bath plus walk-in plumbed in shower, pedestal wash basin and low level WC. Ceramic tiled floor and walls. Fitted extractor fan. Radiator.

OUTSIDE

The property is accessed through a swinging gate to a gravelled driveway with side planted borders. The drive provides off-street parking and leads to a useful double garage. Garage features include power and lighting.

To the rear of the property is an enclosed area of garden which includes summerhouse and storage shed.

CENTRAL HEATING

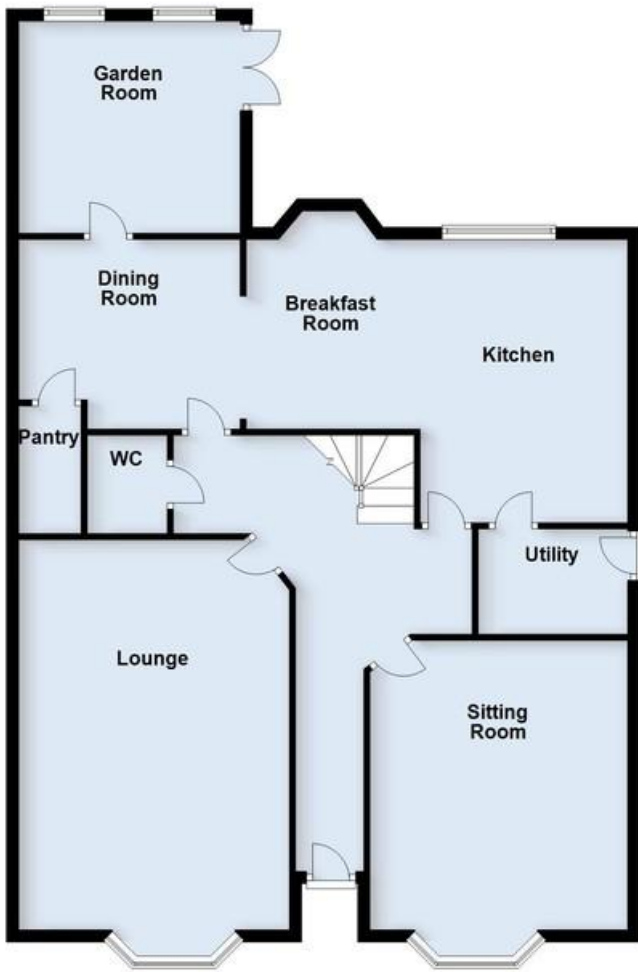
The property benefits from an oil fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

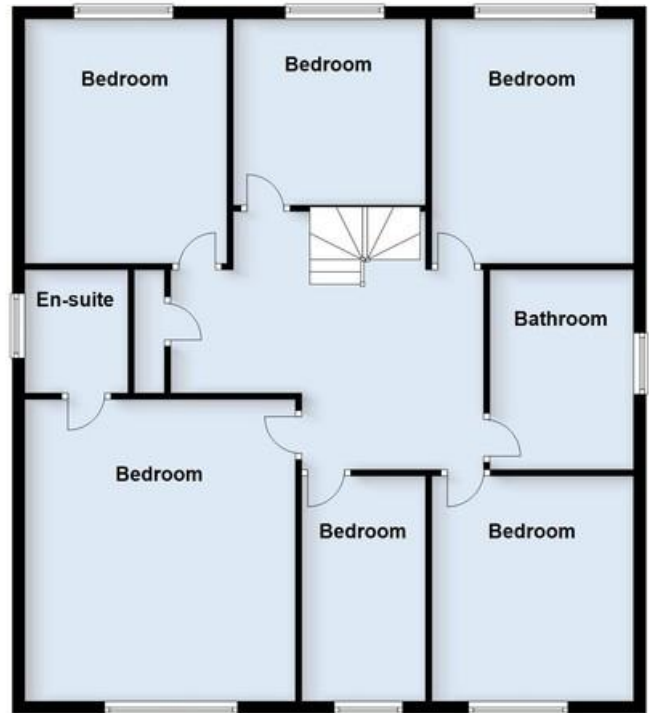
The property benefits from sealed unit double glazing throughout.

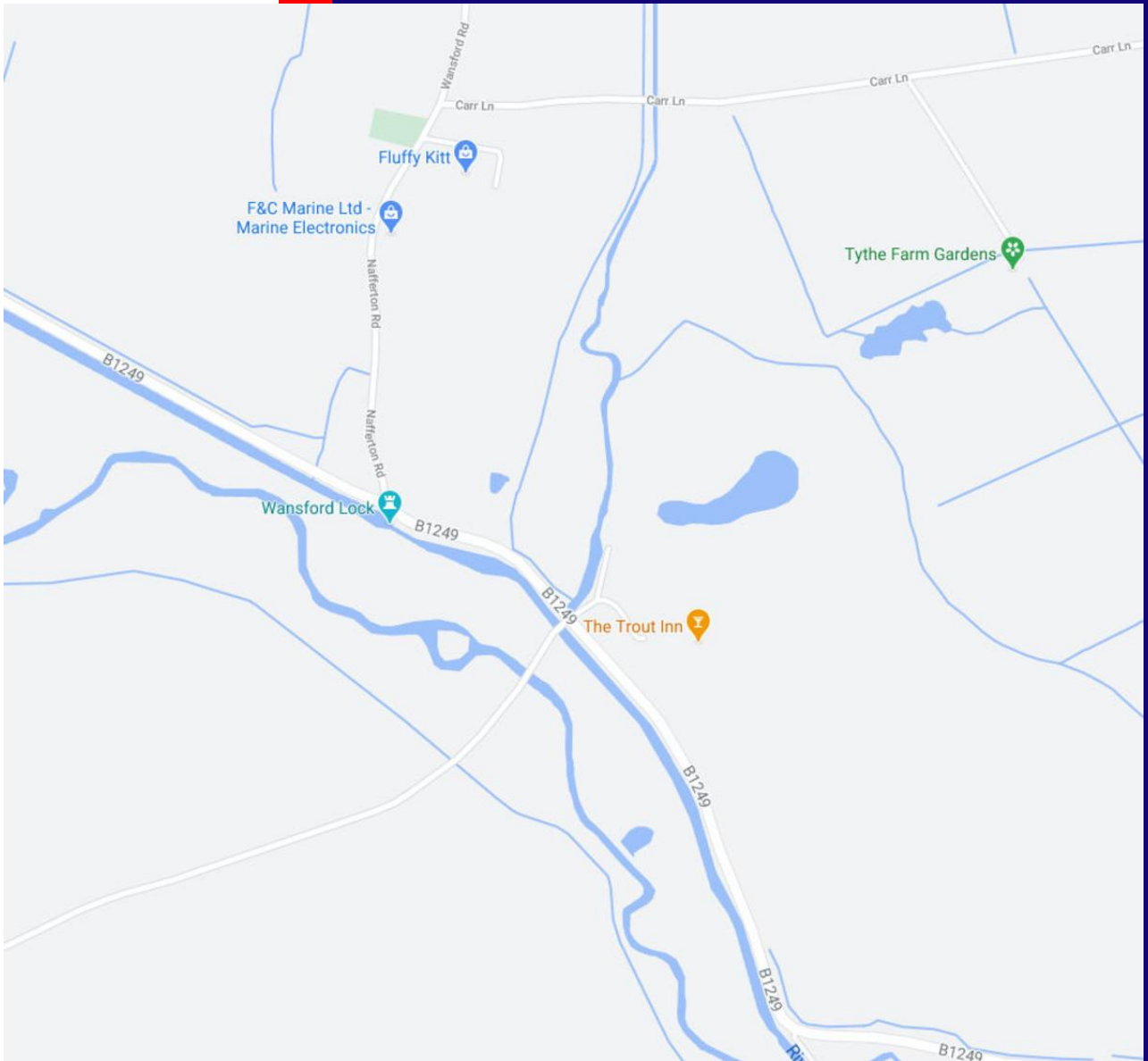
TENURE

Ground Floor



First Floor







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