



1 Lime Tree Drive
Brandesburton, Driffield, East Yorkshire YO25 8RQ
Offers over £675,000

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& PARKS

* PREMIUM DETACHED FAMILY HOME *

This beautifully presented property is simply stunning from the very first glance. Designed and built by Charles Church Homes with quality and space in abundance. The current owners have only enhanced the property further with a stylish neutral décor, upgraded fixtures and an immaculate finish allowing any buyer to benefit from this turn key property. Each room is naturally light with inviting entrance hall, cloakroom, w/c, formal lounge complete with contemporary gas fire, separate dining room, study, utility and an open plan living/dining/kitchen that offers a superb social space for the whole family to enjoy. The first floor provides five good sized bedrooms with the main boasting en-suite bathroom plus Jack 'n' Jill shower room to bedrooms two and three, a further good sized family bathroom and galleried landing complete with storage. Occupying a beautiful south facing plot this home boasts an impressive rear garden, detached double garage with the added benefit of a room above. Located within arguably one of the most desirable streets in the area, with a tree lined approach and open countryside on the door step. Rarely available to the open market and with demand sure to be high, we strongly recommend an early viewing to avoid disappointment.



Entrance Hall 19'4" m x 12'9" max (5.9 m x 3.9m max)
Inviting entrance hall with stylish composite external door to front elevation, impressive ornate spindled staircase leads to first floor accommodation with two large cloakroom cupboards offering ample storage, ornate coving to ceiling, oak veneered flooring and central heating radiator.

W/C 5'4" x 2'9" (1.65m x 0.84m)
Fitted with a stylish two piece suite comprising low flush w/c and pedestal wash basin, tiled splash backs, central heating radiator and tiled floor.

Lounge 21'1" x 12'8" (6.43m x 3.88m)
Formal lounge with double door access, naturally light with twin sliding sash windows to front elevation, feature living flame gas fire creates a superb focal point to the room with attractive wall lights, inset spot lighting to ceiling, ornate coving, central heating radiators and fitted carpets.

Dining Room 12'9" x 12'9" (3.9m x 3.89m)
Formal dining space with beautiful décor, twin sliding sash windows to front elevation, double door access from entrance hall with ornate coving, central heating radiators and fitted carpet throughout.

Open Plan Kitchen/Dining 25'11" x 16'0" max (7.9m x 4.9m max)
Quality fitted kitchen offering a comprehensive range of wall, base and drawer units in a light wood finish with contrasting granite work surfaces and tiled splash backs, inset one and half bowl stainless steel sink unit with drainer and mixer tap over, integral appliances with two fridges, freezer, microwave and dishwasher plus Range oven complete with induction hob and fitted extractor hood, inset LED spot lighting to ceiling, sliding sash window to rear elevation, central heating radiator and ceramic tiled flooring throughout kitchen and dining area.

Sitting Area 16'11" x 12'11" (5.18m x 3.95m)
Open plan sitting area with double glazed French doors to rear elevation boasting unspoiled garden views, sliding sash windows to dual aspect, ornate coving, central heating radiators and oak veneered floor.

Utility Room 7'11" x 6'0" (2.42m x 1.83m)
Fitted with a matching range of wall and base units, inset single bowl stainless steel sink with drainer and mixer tap over, ample space and plumbing for free standing appliances, composite door to side elevation, wall mounted gas boiler, central heating radiator and ceramic tiled flooring.

Study 12'9" x 7'8" (3.91m x 2.35m)
Hugely versatile living space currently used as a home office with sliding sash window to rear elevation, central heating radiator and fitted carpets.

Galleried Landing 15'7" x 13'5" (4.76m x 4.09m)

Beautiful ornate spindled staircase leads to an impressive galleried landing which provides access to loft space, built in storage cupboard with fitted shelving, inset spot lighting, fitted carpets throughout and airing cupboard housing hot water cylinder.

Main Bedroom 18'9" x 12'9" (5.73m x 3.91m)
Spacious bedroom with French door access to south facing balcony, bespoke built in sliding door wardrobes, ornate coving and inset spot lighting to ceiling, modern chrome sockets, central heating radiator and fitted carpets alid throughout.

En-Suite Bathroom 9'7" x 7'10" (2.93m x 2.41m)
Modern and stylish bathroom comprising a white four piece suite with tiled panelled bath, wall mounted wash basin, low flush w/c and fully tiled shower cubicle with mains powered shower, chrome heated towel rail, inset spot lighting, fitted extractor fan, shaving socket, tiled splash backs, sliding sash window to rear elevation and ceramic tiled floor.

Bedroom Two 12'9" x 12'7" (3.89m x 3.85m)
A further good sized double bedroom with bespoke built in sliding door wardrobe, twin sliding sash windows to front elevation, central heating radiator and fitted carpets.

Jack and Jill Shower Room 8'5" x 6'2" (2.58m x 1.9m)
Stylish shower room with fully tiled shower cubicle, wall mounted hand wash basin and low flush w/c, chrome heated towel rail, inset spot lighting, sliding sash window to side elevation with shaving socket, part tiled walls and ceramic tiled flooring.

Bedroom Three 12'7" x 9'3" (3.85m x 2.82m)
A further good sized double bedroom again providing built in bespoke wardrobes, twin sliding sash windows to rear elevation, central heating radiator and fitted carpets.

Bedroom Four 12'11" x 9'2" (3.94m x 2.81m)
Good sized bedroom with twin sliding sash windows to front elevation, central heating radiator and fitted carpets.

Bedroom Five 12'3" x 9'3" (3.74m x 2.83m)
Fifth and final double bedroom with sliding sash window to front elevation, central heating radiator and fitted carpets.

Family Bathroom 10'11" x 9'6" (3.34m x 2.9m)
Family bathroom boasts four piece white suite with tiled panelled bath, fully tiled corner shower cubicle, wall mounted hand wash basin and low flush w/c, chrome heated towel rail, inset spot lighting, shaving socket, sliding sash window to side elevation, partially tiled walls and ceramic tiled floor.

External
Impressive south facing garden having been mainly laid to lawn with part walled surround, large paved patio provides a great place to entertain with external lighting, outside tap and gated access.

Double Garage 19'3" x 18'11" max (5.88m x 5.77m max)
Double garage with twin electric up and over doors to front elevation, power supply and light. Double garage is accessed via private block paved drive complete with turning area.

Garage Room 19'1" x 19'1" (5.84m x 5.84m)
Accessed via personal door to the side of the garage, this additional living space is hugely versatile with dormer window, wall mounted heaters and air flow unit with power, light and wood effect laid flooring.

Disclaimer:
These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

Draft Details:
To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.

Measurements:
All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

New Viewing Protocols
In light of Government guidance regarding Corona-virus - new restrictions are in place and must be adhered to should you wish to view this property. These include completing an online health declaration form, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own gloves as a minimum and other PPE as required. Further guidance will be given by our team.

Virtual Viewing/Videos
In view of the restrictions imposed by the Government in relation to Coronavirus, a 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).







Approximate net internal area: 2509.58 / 233.15

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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