



4 Church Close
Wetwang Driffield, East Yorkshire YO25 9YE
Offers over £155,000

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*** BUNGALOW IN POPULAR LOCATION ***
** VIRTUAL TOUR AVAILABLE **

This beautifully appointed two bedroom bungalow offers flexible living in an enviable cul-de-sac setting. The property briefly comprises entrance hall, kitchen, lounge, two double bedrooms, wet room and sunroom overlooking the stunning rear garden.

Externally to the front the property offers ample parking and a mainly laid to lawn garden with paved walkways to the side and rear elevations. To the rear, a well presented courtyard with a mix of planters, shrubs, fruit trees, timber built shed and greenhouse; all of which are enclosed by a walled perimeter.

This property is one not to be missed - book your viewing today!



Entrance Hall 8'5" x 7'4" (2.59 x 2.26m)
Through a uPVC door, wall mounted electric radiator and wood effect laminate flooring.

Living Room 11'8" x 16'2" (3.56 x 4.94m)
A spacious room with television and telephone points, double glazed window to front elevation, feature gas fireplace with marble hearth and wooden surround, radiator and fitted carpets.

Kitchen 12'0" x 8'0" (3.68 x 2.45)
Comprising a mix of wall and base units with complimenting laminate work surfaces, single sink bowl and drainer with tap over, ample space for free-standing appliances, radiator and access into sun room.

Sun Room 10'10" x 3'10" (3.32 x 1.19)
Benefitting from under-floor heating, a bright and airy room with personnel door leading to rear garden, radiator and telephone point.

Bedroom One 12'0" x 7'9" (3.68 x 2.37m)
A room of generous proportions with double glazed window to rear elevation, fitted wardrobes with shelving and hanging rails, radiator, television point and fitted carpets.

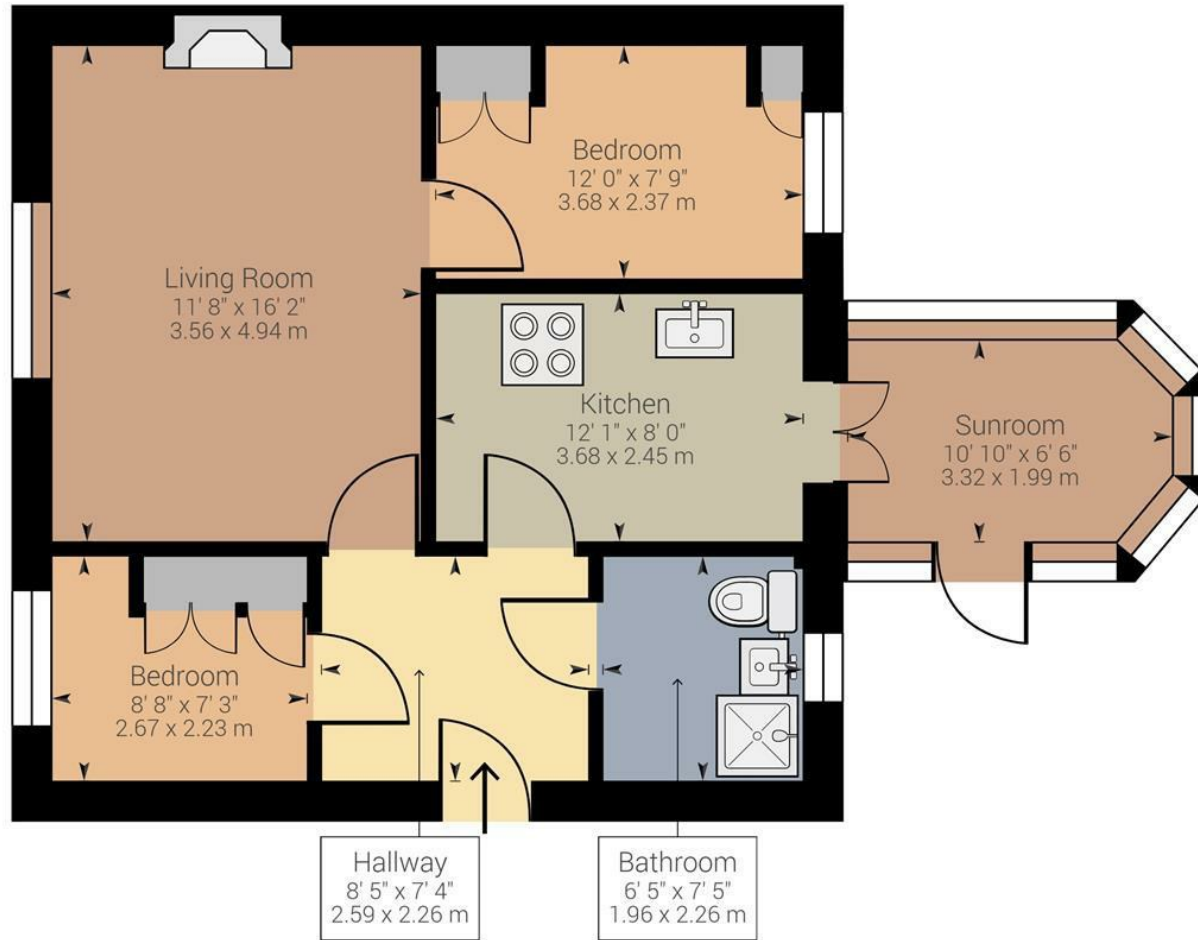
Bedroom Two 8'9" x 7'3" (2.67 x 2.23)
Another double bedroom with fitted wardrobes, television point, double glazed window to front elevation and fitted carpets.

Wetroom 6'5" x 7'4" (1.96 x 2.26m)
With enclosed shower area and electric shower, low flush WC, pedestal wash hand basin, towel radiator, full height tiling through and opaque double glazed window to rear elevation.

External
A beautifully maintained rear garden with mature shrubs, planters and fruit trees, timber-built shed, greenhouse, all bound within walled perimeters.







Approximate net internal area: 646.90 ft² / 60.10 m²
 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Level	Potential	Level	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	

England & Wales EU Directive 2002/91/EC