



30 Oaklands
Cranswick, Driffield, East Yorkshire YO25 9RN
Offers over £300,000

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*** IMPRESSIVE DETACHED FAMILY HOME ***

This beautifully presented four bedroom home has been updated and lovingly maintained by the current owners and offers space in abundance and is situated within this popular residential cul-de-sac in Cranswick.

The property briefly comprises living room, dining room, conservatory, kitchen/breakfast room, beneficial utility room and downstairs w/c. The first floor comprises of four bedrooms, family bathroom and en-suite. This home stands on a generous sized plot boasting a half single garage and driveway providing ample parking for several cars.

Arrange your viewing today!



Porch 2'1" x 6'10" (0.65 x 2.09m)
A spacious porch with radiator, double glazed window to side elevation, wood effect laminate flooring and double doors leading into Entrance Hall.

Entrance Hall 19'8" x 2'11" (6.01 x 0.91m)
A welcoming entrance with continued wood effect laminate flooring, useful under stairs storage cupboard with power and lighting, access into w/c and stairs rising to first floor.

Lounge 18'5" x 11'8" (5.62 x 3.56m)
A naturally bright and airy generously sized room with electric fireplace with marble hearth and wooden surround creating a wonderful focal point, two radiators, television and telephone points, double glazed bay window to front elevation, ornate coving and wall and pendant lights.

Kitchen 9'10" x 17'2" (3.01 x 5.25m)
Comprising a mix of wall and base units with contrasting laminate roll top work surfaces, designated breakfast bar, inset ceramic one and a half bowl sink and drainer with chrome mixer tap over. Integrated appliances include five ring gas hob, Zanussi oven with extractor hood over, dishwasher and LG American style fridge freezer. Two wall mounted fan radiators, television point, inset spotlights, decorative wall and floor tiling throughout, double glazed window to rear elevation and upvc door leading out onto rear garden.

Utility Room 5'8" x 5'3" (1.73 x 1.61m)
With fitted sliding units, stainless steel sink a drainer with tap over, wall mounted boiler, floor tiling continues and plumbing for free standing appliances.

WC 5'8" x 2'4" (1.74 x 0.73m)
With low flush WC, wall mounted wash hand basin, extractor fan and attractive full height tiling to all walls and floor.

Dining Room 12'10" x 8'10" (3.93 x 2.71m)
A versatile room with wood effect laminate flooring, ornate coving, radiator and double glazed sliding doors giving access into conservatory.

Conservatory 10'8" x 11'7" (3.27 x 3.54m)
A welcomed extension to this family home with wood effect laminate flooring, television point, assisted fan, thermostatic wall mounted heater and upvc double doors to side elevation.

Landing 13'4" x 4'3" (4.07 x 1.31m)
A spacious landing flooded with light providing access into

part boarded loft space, useful storage cupboard housing water tank, radiator and double glazed window to side elevation.

Bedroom One 13'2" x 9'11" (4.03 x 3.04m)
A generous double bedroom comprising fitted wardrobes, drawers and side units, television point, radiator, access into en-suite and double glazed window to front elevation.

En-Suite 4'8" x 8'11" (1.44 x 2.74m)
Comprising walk in shower and glass shower screen, wash hand basin inset in vanity unit, low flush WC, full height wall and floor tiling, wall units with shelving, extractor fan, chrome towel radiator and opaque double glazed window side elevation.

Bedroom Two 11'8" x 9'1" (3.56 x 2.79m)
A double bedroom with corner fitted wardrobes and side tables with mirrored frontage, radiator, television point and double glazed window to rear elevation.

Bedroom Three 7'11" x 7'10" (2.42 x 2.40m)
A good sized room with fitted wardrobes and panelled mirrored front, fitted shelving, television point, radiator and double glazed window to front elevation.

Bedroom Four 8'7" x 8'8" (2.64 x 2.66m)
A good sized room with television point, radiator and double glazed window to rear elevation.

Bathroom 6'5" x 5'6" (1.96 x 1.68m)
A modern three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin, low flush WC. With full height tiling and flooring throughout, shaving point, extractor fan, chrome towel radiator, and opaque double glazed window to side elevation.

External
An impressive low maintenance enclosed rear garden which is mainly laid to lawn with timber fenced surround, timber built pergola with power and lighting, paved patio, security lighting and water supply all with gated side access.

Garage
A half garage which is ideal for storage comprising up and over roller door, plumbing for free standing appliances, power and lighting

Disclaimer:
These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute

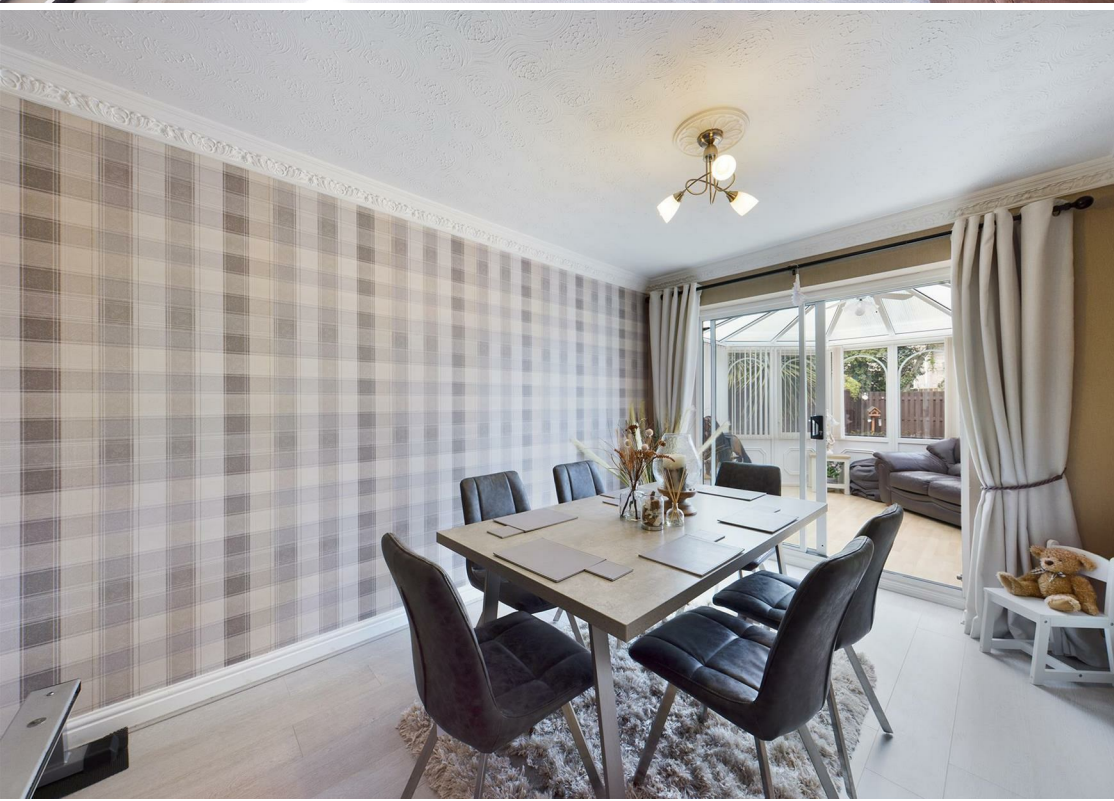
any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the 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.

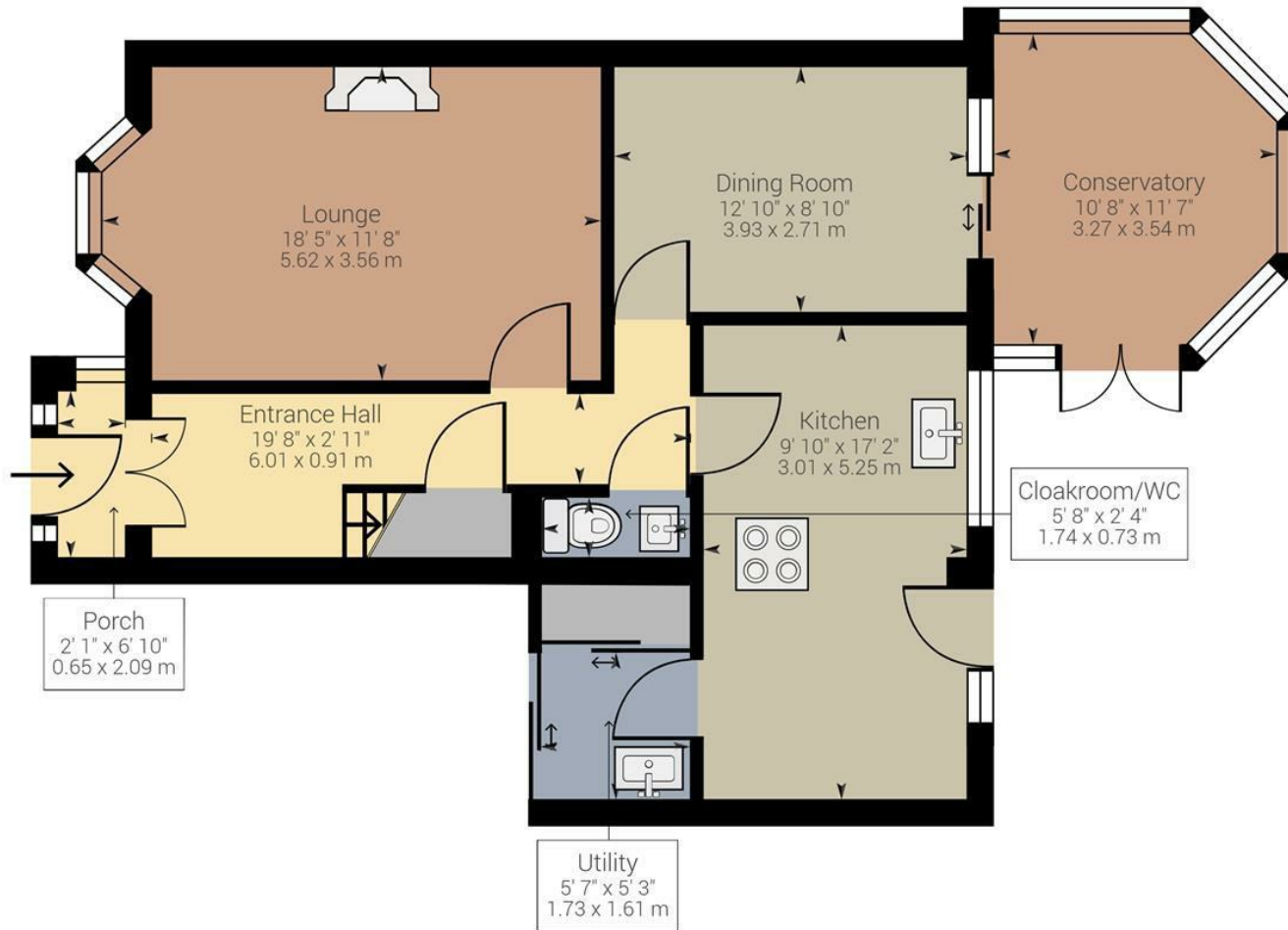
Measurements:
All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

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).







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
105 kWh/m ² A	105 kWh/m ² A	105 g/m ² A	105 g/m ² A
115 kWh/m ² B	115 kWh/m ² B	115 g/m ² B	115 g/m ² B
130 kWh/m ² C	130 kWh/m ² C	130 g/m ² C	130 g/m ² C
145 kWh/m ² D	145 kWh/m ² D	145 g/m ² D	145 g/m ² D
165 kWh/m ² E	165 kWh/m ² E	165 g/m ² E	165 g/m ² E
195 kWh/m ² F	195 kWh/m ² F	195 g/m ² F	195 g/m ² F
255 kWh/m ² G	255 kWh/m ² G	255 g/m ² G	255 g/m ² G

England & Wales EU Directive 2002/91/EC