



**8 Spring Close,  
Driffield, East Yorkshire YO25 5YR**  
**Offers over £275,000**

**WP** WOOLLEY  
& PARKS

**\*\* WELL PRESENTED DETACHED BUNGALOW SET IN A SUPERB PLOT \*\***

This fully detached 'true' bungalow has been immaculately kept throughout. Well loved and cared for this property enjoys a secluded plot and generous garden. Internally naturally light with a neutral décor throughout. Well proportioned and hugely versatile accommodation comprising entrance hall, cloakroom/w/c, formal lounge complete with sun room extension, dining room/bedroom three, fitted kitchen and two further double bedrooms plus family bathroom. Impressive wrap around gardens with an enclosed garden to the rear that provides a fair degree of privacy throughout plus open lawn garden to the front. The property also benefits from a single garage and private drive. Located within a desirable cul-de-sac setting within the vibrant market town of Driffield offering a variety of amenities to hand. Offered to the open market at a competitive selling price and with no onward chain, we strongly recommend early viewings to avoid disappointment.



**Entrance Hall** 4'11" x 3'9" (1.51m x 1.16m )  
Inviting entrance hall with double glazed external door to front elevation, attractive fitted coving, central heating radiator and fitted carpets laid throughout.

**Cloakroom/W/C** 6'6" x 3'3" (2.0m x 1.0m )  
Fitted with a stylish two piece suite comprising vanity style unit with storage and hand wash basin plus w/c, tiled splash backs, central heating radiator and fitted carpets.

**Dining Room/Bedroom Three** 12'5" x 8'11" (3.81m x 2.74m )  
Versatile reception room with double glazed bay window to front elevation, central heating radiator and fitted carpets.

**Lounge** 19'5" x 12'4" (5.93m x 3.76m )  
Generous sized lounge with sliding patio door access to sun room extension, attractive décor with fitted coving and matching dado rail, feature living flame gas fire with marble effect insert and ornate surround creates a superb focal point to the room, double glazed window to rear elevation, central heating radiator and fitted carpets.

**Sun Room** 8'2" x 7'0" (2.49m x 2.14m )  
Sun room extension with double glazed external door to rear garden and fitted carpets.

**Kitchen** 9'8" x 8'1" (2.95m x 2.47m )  
Fitted with a comprehensive range of wall, base and drawer units in a light beech wood finish with contrasting roll top work surfaces and tiled splash backs, inset single bowl sink unit with drainer and mixer tap over, integrated appliances with single electric oven, four ring ceramic hob and fitted extractor hood plus fridge, dishwasher and washing machine. Double glazed window to front elevation, wall mounted gas boiler and tiled effect flooring.

**Inner Hall Way**  
Providing access to loft space, fitted coving and built in airing cupboard plus carpets laid throughout.

**Main Bedroom** 11'2" x 9'3" (3.42m x 2.83m )  
Spacious double bedroom with double glazed window

to front elevation, quality fitted wardrobes, attractive coving, central heating radiator and fitted carpets.

**Bedroom Two** 9'6" x 9'3" (2.92m x 2.84m )  
A further good sized double bedroom with double glazed window to rear elevation, central heating radiator and fitted carpets.

**Family Bathroom** 7'3" x 6'2" (2.22m x 1.88m )  
Fitted with a quality three piece suite comprising panelled bath with mains powered shower over, w/c and vanity style unit incorporating storage and wash basin, additional storage with fitted shelving and over head lockers, fully tiled walls, shaving socket, wall mounted mirror, double glazed window to rear elevation and vinyl flooring.

**External**  
Impressive enclosed garden to the rear enjoying an array of well planted shrubs and bushes, well stocked borders and hedge surround all provide a fair degree of privacy throughout, large paved patio area, garden storage shed and greenhouse included plus external water supply and gated side access. Well kept open garden to the front having been mainly to lawn with mature shrubs throughout.

**Single Garage and Drive**  
Single garage with up and over door to front elevation, power supply and light. Garage is accessed via private drive offering ample off street parking.

**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.

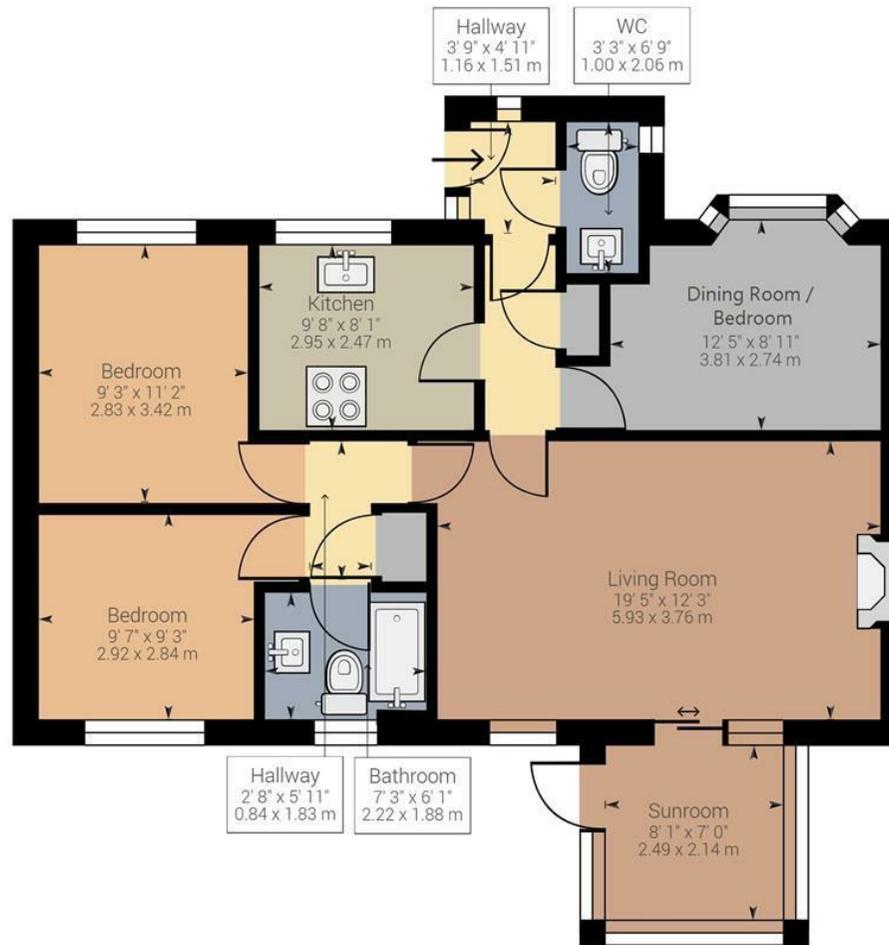
**Measurements:**  
All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

**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: 873.32 ft<sup>2</sup> / 81.13 m<sup>2</sup>  
 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
72	85	B	B

Energy Efficiency: 72 (Current), 85 (Potential)  
 Environmental Impact: B (Current), B (Potential)  
 Legend: A (Green), B (Light Green), C (Yellow), D (Orange), E (Red-Orange), F (Red), G (Dark Red)