



241 Ramsden Close
Driffield, East Yorkshire YO25 9HH
Offers over £275,000

WP WOOLLEY
& PARKS

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A SUPERB, EXTENDED FAMILY HOME WITH ENVIABLE OPEN VIEWS 360° VIRTUAL TOUR AVAILABLE ONLINE 24/7***

Occupying a prime position, bordering open countryside at the edge of this popular residential development, on an excellent garden plot, this established family home offers a deceptively spacious arrangement of accommodation that is sure to impress! The ground floor living space has been significantly extended to offer an impressive, open-plan arrangement of accommodation which flows beautifully around the rear of the original house. An Entrance Hall, with modernised Cloakroom/WC, leads on to a nicely proportioned Lounge, with an attractive Kitchen opening into the substantial extension which features a roof lantern and bi-fold doors onto the rear garden. The first floor features three excellent double Bedrooms and the stylish house Bathroom. The views to the rear and side of the property are truly wonderful. Outside, there is ample vehicle parking space, a garage and store with solar panels, and a generous rear garden which faces South and features a large summerhouse. This remarkable home simply must be viewed in order to fully appreciate all that it offers!

Entrance Hall 9'0" x 4'8" widens (2.74m x 1.42m widens)

A painted timber panel entrance door, with double glazed panel detail, opens to a welcoming hallway with radiator and stairs leading off with double glazed window and storage cupboard below.

Downstairs WC 6'0" x 4'1" (1.83m x 1.24m)

A white suite comprises WC and vanity wash basin with fitted cabinets and quartz-effect wall boarding. With chrome towel radiator, double glazed window and wall mounted gas central heating boiler.

Lounge 17'5" max x 14'8" max (5.31m max x 4.47m max)

A spacious reception room features glazed panel double doors into both the Kitchen and Study areas, with ceiling coving, radiator, TV points and a living flame gas fire within a cast iron fireplace with tiled insert detail and tiled hearth.

Kitchen 19'9" x 12'5" max (6.02m x 3.78m max)

Comprehensively fitted with a range of base, wall and drawer units in a cream 'shaker' finish, with tiled worktops, porcelain sink unit and splash back tiling, plus a 3m long island unit extending towards the Day Room. Integrated appliances include an electric oven, induction hob with extractor canopy over, plus recessed with plumbing for freestanding washing machine and dishwasher. With radiator, double glazed window to the front elevation and a uPVC double glazed panel door to the side.

Day Room 15'4" x 14'4" (4.67m x 4.37m)

A fantastic open plan extension off the kitchen offers a versatile space that is ideal for the growing family. With underfloor heating, roof lantern and bi-fold doors leading out to the garden.

Study Area 10'2" x 8'6" (3.10m x 2.59m)

The extension wraps around the lounge, spanning the full width of the original house, with underfloor heating and a double glazed window to the rear garden. This creates a versatile space which has been utilised as a home office, but is equally suited as a further snug or playroom.

First Floor Landing

With loft access hatch leading to a partially boarded and re-insulated loft space, and a built in storage cupboard.

Bedroom One 17'6" x 9'8" (5.33m x 2.95m)

An impressive principle bedroom features a pleasant dual aspect, with double glazed windows to the rear and side elevations offering beautiful views over the surrounding fields. With radiator and ample space to accommodate a range of freestanding furniture.

Bedroom Two 15'0" x 10'7" (4.57m x 3.23m)

Another excellent double bedroom, with radiator and a double glazed window to the rear elevation.

Bedroom Three 10'0" x 9'0 plus wardrobe recess (3.05m x 2.74m plus wardrobe recess)

The third bedroom is also a great size, with a mirror-fronted fitted wardrobe, radiator and double glazed window.

Bathroom 8'0" x 5'11" (2.44m x 1.80m)

A modern white suite comprises panelled bath with mains plumbed shower over and glass side screen, vanity wash basin with cabinetry below and a WC. With two double glazed windows, extractor fan, chrome towel radiator and stylishly finished with white quartz-effect wall boarding.

External

The property stands at the end of a cul-de-sac, with ample vehicle space provided via a tarmac driveway and gravelled forecourt, with shrubbery, planted borders and small section of lawn creating lovely 'kerb-appeal'. A detached, pre-fabricated panel garage provides excellent storage, with solar panning on the roof which shall be included, feeding into a 4.8Kw battery storage in the garage. With external lighting, power sockets and cold water taps front and rear.

Garden

The garden is beautifully landscaped, providing an expanse of lawn with planted borders and a decked seating area in one corner. Partitioned from the lawn is a large patio terrace providing further seating and entertaining space, with a large summerhouse that has been utilised as a home gym, with power supplied. With further outbuilding and shed storage, timber fenced perimeters and secure gated access from the driveway.

Grounds Maintenance

Residents of the development each pay monthly towards the cost of maintaining common areas, ensuring that the surroundings are kept to a lovely standard throughout the year.

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.

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).

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.

Disclaimer:

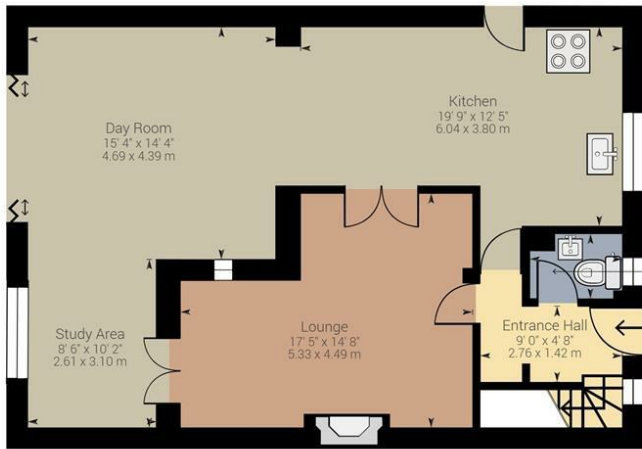
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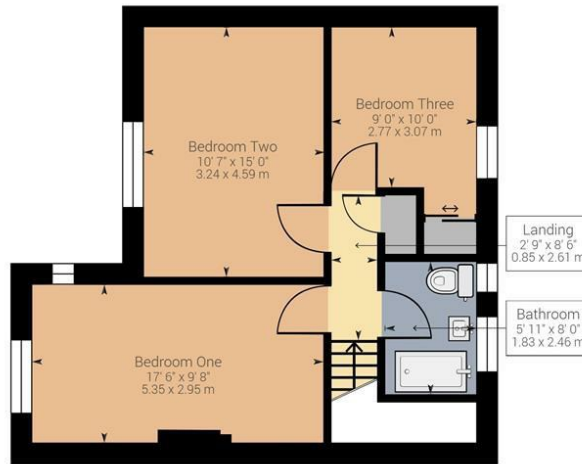
Draft Details:

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





Ground Floor



1st Floor



Approximate net internal area: 1404.50 ft² / 130.48 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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