

# Whitakers

Estate Agents



## 31 Oaklands Drive, Willerby, HU10 6BJ

**£330,000**

This modern four bed detached property has been the subject of much improvement by the current owners to now provide a fantastic property ideal for the growing family in this much sought after cul-de-sac location.

The main features to the ground floor include; entrance hall, Lounge with bay window, store, which is currently used as an office, 23'9" open plan fitted kitchen / diner with separate utility, family room and downstairs W/C. The first floor boasts four good bedrooms (master en suite) together with the well appointed family bathroom suite.

Externally the front garden is low maintenance in design, block paved to provide off street parking, and the rear south facing garden is enclosed to the boundary, mainly laid to lawn with a paved seating area to enjoy the sun in the warmer months. Oaklands Drive is a cul-de-sac of modern properties located in Willerby, only a short walk to Willerby Square and shopping park with its wide range of amenities and enjoys great local schools close by, this property would make an ideal home for the growing family.

Early viewings advised

## The Accommodation Comprises

### Ground Floor

#### Entrance Hall

With laminate flooring and central heating radiator and access to the W.C

#### W.C

Half tiled walls with laminate flooring and low flush W.C. UPVC double glazed window and vanity sink.

Store 36'1" x 32'9" x 22'11" x 26'2" (11'10 x 7'8)

UPVC double glazed bay window and central heating radiator

Lounge 13'11 x 13'4 (4.24m x 4.06m)



Laminate flooring and central heating radiator. UPVC double glazed window.

Kitchen / Diner 23'9 x 9'8 (7.24m x 2.95m)



This contemporary room has a range of white gloss floor and eye level units with complimentary work surfaces and splash back tiles above. UPVC double glazed windows and rear door. Breakfast bar and two integrated Ovens, Hob and Extractor Hood. This room also has underfloor heating.

Utility 7'8 x 5'0 (2.34m x 1.52m)



Conservatory 15'0 x 10'6 (4.57m x 3.20m)

With laminate flooring and UPVC double glazed

windows and doors. Solid roof for all year round use and underfloor heating

### First Floor Accommodation

#### Landing

Storage cupboard and access to the loft space

Bedroom One 7'5 x 17'8 (2.26m x 5.38m)

Dual aspect with UPVC double glazed windows to both ends. Central heating radiator and access to the En Suite.

En Suite 7'5 x 6'3 (2.26m x 1.91m)



With a walk in shower enclosure and mixer shower above. Low flush W.C and a vanity sink. Central heating radiator

Bedroom Two 12'5 x 8'4 (3.78m x 2.54m)



UPVC double glazed and central heating radiator

Bedroom Three 11'7 x 8'11 (3.53m x 2.72m)



UPVC double glazed window and central heating radiator

Bedroom Four 7'10 x 7'4 (2.39m x 2.24m)



UPVC double glazed window and central heating radiator

Bathroom



Modern suite comprising of a paneled P shaped bath with mixer shower above. Vanity sink and a low flush W.C. UPVC double glazed window and tiled walls

External



Block paved front garden, low maintenance and designed for off street parking for multiple cars. The rear garden is enclosed to the boundary and mainly laid to lawn with a paved patio seating area

#### Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

#### Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

#### Whitakers Estate Agent Declaration

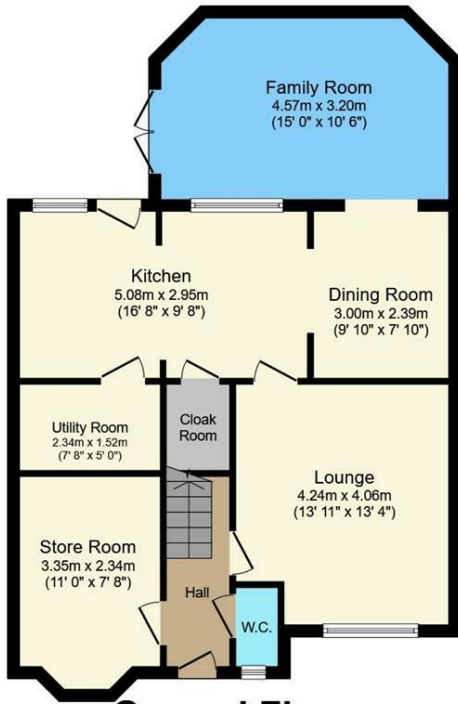
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#### Additional Services

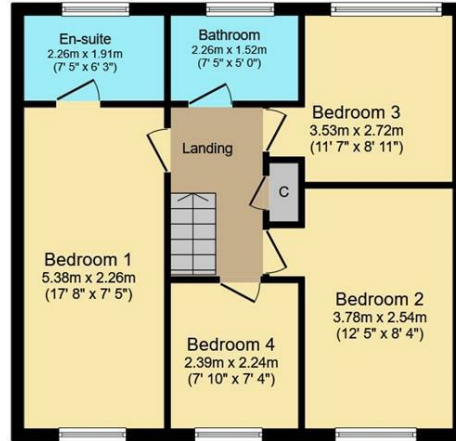
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We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

# Floor Plan



**Ground Floor**  
Floor area 75.6 sq.m. (814 sq.ft.) approx



**First Floor**  
Floor area 55.2 sq.m. (594 sq.ft.) approx

Total floor area 130.8 sq.m. (1,408 sq.ft.) approx

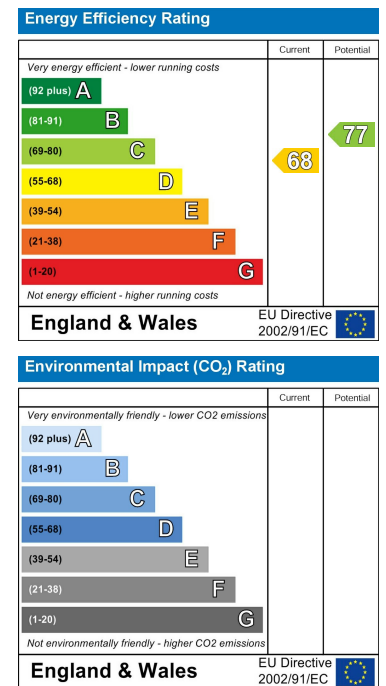
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# Area Map



# Energy Efficiency Graph



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