



**54 Main Street,
Brandesburton, Driffield, East Yorkshire YO25 8RH**
Offers over £375,000

WP WOOLLEY
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A TRULY IMPRESSIVE, MODERN DETACHED FAMILY HOME IN A HIGHLY REGARDED VILLAGE LOCATION 360° VIRTUAL TOUR AVAILABLE ONLINE 24/7*** NO ONWARD CHAIN***

Built as recently as 2018, forming part of the Corner Farm Drive development by A&S Homes, though fronting the Main Street in this popular village, this remarkable property cannot fail to impress even the most discerning family home seeker. Offering a generously proportioned and immaculately presented arrangement of accommodation, briefly comprising Entrance Hall, Cloakroom, Utility, Study, Lounge and a fabulous open plan Kitchen/Day Room to the ground floor, with four excellent double Bedrooms, En-suite Shower Room to the Principal Bedroom and a house Bathroom completing the first floor. Outside, the property offers a very pleasant garden, with driveway parking for two vehicles. A home of real distinction that simply must be viewed in order to fully appreciate.



Location

The popular village of Brandesburton is ideally placed for commuting to Hull, Beverley, Driffield and further afield, and offers a wide range of amenities, eateries and recreational facilities along with a popular primary school.

Entrance Hall

A painted timber panel door, with double glazed panel detail, opens to a welcoming entrance hallway, with oak effect flooring and underfloor heating, built in store cupboard housing the central heating boiler and hot water cylinder, staircase leading off, double glazed window to the rear elevation and a further painted timber panel external door, with large double glazed panel, opening to the rear garden.

Study

A most useful work-from-home space features fitted furniture comprising a desk between two tall, shelved cabinets, with TV/media connection points, oak effect flooring, underfloor heating and a double glazed window to the front elevation.

Downstairs WC

A stylishly presented facility with a white suite comprising of a WC and wall mounted hand basin, with attractive tiled splash back, extractor fan and slate finish floor tiles.

Utility

A useful utility space, accessed off the hallway, features a fitted worktop with spaces below to accommodate freestanding washing machine and tumble dryer, with fitted hanging rail, oak effect flooring and underfloor heating.

Lounge

A spacious reception room features a dual aspect, with a double glazed window to the front elevation and double glazed doors to the rear elevation, opening to the rear garden. With oak effect flooring, TV/media connection points and underfloor heating.

Kitchen

The kitchen is comprehensively fitted with a high specification range of base, wall and drawer units, plus a central island, in a pale grey matte finish with beautiful granite work tops incorporating a breakfast bar to the island, matching upstands, splash back tiling and an inset stainless steel sink unit. Integrated appliances include an electric oven, electric induction hob with contemporary angled extractor hood over, microwave, fridge, freezer and dishwasher. With a double glazed window to the front elevation and oak effect flooring which extends into the open plan Dining and Day Room.

Dining And Day Room

A wonderful, open plan social area with TV/media connection points, oak effect flooring with underfloor heating throughout, double glazed window to the rear elevation, double glazed doors to the side elevation, opening to the rear garden, and fitted box seating and storage along one wall.

First Floor Landing

A light and airy landing features a double glazed window to the rear elevation, radiator and a loft access hatch.

Principal Bedroom

A generous double room with radiator, TV/media connection points and two double glazed windows to the rear elevation.

En-suite

A stylish white suite comprises of a large walk-in shower enclosure with rainfall head, adjustable attachment and glass partition, vanity wash basin with cabinet below and a WC. With chrome towel radiator, extractor fan, backlit vanity mirror, tiled splash backs and slate finish floor tiling.

Bedroom

A generous double room with radiator and a double glazed window to the front elevation.

Bedroom

Another double room with feature 'wainscot' panelling to one wall, radiator and a double glazed window to the front elevation.

Bedroom

A final double room, with radiator, partial 'wainscot' panelling and a double glazed window to the rear elevation.

Bathroom

A stylish white suite comprises of a panelled bath with mixer shower attachment, vanity wash basin with cabinet below, WC and a large walk-in shower enclosure with rainfall head, adjustable attachment and glass partition. With attractive wall tiling, chrome towel radiator, extractor fan, slate finish floor tiling and two double glazed windows.

External

Whilst the property stands prominently, fronting the Main Street, vehicular access is gained at the rear via the private cul-de-sac, Corner Farm Drive. A block paved driveway comfortably provides side-by-side parking for two vehicles.

Rear Garden

The rear garden has been landscaped to provide a sizable patio terrace in Indian Sandstone, with timber planting boxes bordering an area of lawn. The perimeter of the garden is fenced, with laurel hedging around the inside providing a pleasant screen, and gated access to/from the driveway.

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:

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.







Approximate net internal area: 1600.76 ft² / 148.72 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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