



The Cedars 1 Manorfield Road  
Driffield

YO25 5JE

ASKING PRICE OF

**£350,000**

3 Bedroom Detached Bungalow

■ **Ulllyotts** ■  
EST 1891

01377 253456



3



2



3



Garage, Off  
Road Parking



Gas Central Heating

## The Cedars 1 Manorfield Road, Driffield, YO25 5JE

A particularly rare opportunity to acquire a substantial detached bungalow within very convenient access of the town centre, yet standing within secluded gardens and patio in a popular residential area of Driffield. The versatile range of accommodation is immaculately presented, the focal point perhaps being the ABSOLUTELY STUNNING dining kitchen which is superbly fitted and boasts a wealth of integrated appliances, together with a dedicated dining area and French doors leading out onto the garden.

The lounge is light and airy with windows to two aspects. There are three bedrooms, two with en-suites plus additional shower room. The property was constructed during the late 1980s and has been extensively modernised since.

### DRIFFIELD

Driffield is known as the Capital of the Wolds originally brought to prominence by the canal, which was opened to barges in 1772. Handily placed for country and coast, Driffield's Annual Agricultural Show is reputedly the largest one-day show in the country. A street market is held each Thursday. With very active Cricket and Rugby Clubs, there are many sporting and recreational opportunities in this attractive market town including fully equipped Leisure Centre, bowling green, lawn tennis club, scooter, skateboard and BMX centre.





## Accommodation

### ENTRANCE HALL

With exposed stained floorboards. Coving to ceiling and loft access. Radiator.

### LOUNGE

16' 7" x 14' 5" (5.08m x 4.40m)

With front facing bay window plus additional side window making this an extremely light and airy room. Ceiling coving and feature fire surround housing a gas living flame fire. Radiator.

### DINING KITCHEN

18' 7" x 12' 7" (5.67m x 3.85m)

The dining area featuring a large bay window with double doors leading out onto the garden. Exposed timber floorboards, coved ceiling and being open to a delightfully fitted kitchen area. The kitchen is comprehensively fitted with a range of modern kitchen units featuring panelled doors finished in cream together with a wealth of integrated appliances including double electric oven, concealed dishwasher and five ring gas hob mounted within a central island.

Ceiling integrated extractor hood, one and a half bowl stainless steel sink with base cupboard beneath, ceramic tiled floor and space and provision for an American style fridge/freezer. Further French doors leading out onto a covered patio-style garden.

### UTILITY ROOM

8' 11" x 5' 5" (2.72m x 1.67m)

With concealed gas fired boiler, space and plumbing for an automatic washing machine plus space for a dryer. Stainless steel sink with single drainer. Built-in storage cupboard.

### BEDROOM 1

12' 9" x 11' 3" (3.91m x 3.43m)

Front facing window. Built-in range of wardrobes along one wall. Exposed timber floorboards. Radiator.

### EN-SUITE

14' 2" x 8' 0" (4.33m x 2.44m)

A full bathroom with separate shower and suite comprising panelled bath, low level WC, bidet and vanity wash basin. Separate shower enclosure with plumbed-in shower, exposed timber floorboards and chrome heated towel radiator. Fully tiled walls.



**BEDROOM 2**

11' 1" x 9' 10" (3.38m x 3.0m)

A rear facing room with radiator and exposed timber floorboards.

**EN-SUITE**

10' 5" x 8' 0" (3.20m x 2.44m)

A full suite including panelled bath, separate shower with plumbed-in shower and vanity wash basin. Fully tiled around the shower and bath. Radiator.

**BEDROOM 3**

9' 10" x 8' 2" (3.02m x 2.49m)

With exposed stained floorboards. Radiator.

**SHOWER ROOM**

With Quad rant-style shower enclosure and plumbed-in shower, low level WC and vanity wash basin, exposed timber floorboards, fully tiled walls and radiator.

**OUTSIDE**

The property stands back from the road being secluded by a hedged front boundary. There is vehicular access provided to a side drive and this in turn leads to a single garage. The gardens extend to all sides of the property. To the rear is a patio-style garden part of which is covered providing a useful outside

entertainment or eating space and this also gives way to the further mature garden plus vegetable garden and useful additional covered space.

**FLOOR AREA**

From the Energy Performance Certificate the floor area for the property is stipulated as 122 square metres.

**CENTRAL HEATING**

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

**DOUBLE GLAZING**

The property benefits from sealed unit double glazing throughout.

**TENURE**

We understand that the property is freehold and is offered with vacant possession upon completion.

**SERVICES**

All mains services are available at the property.

**COUNCIL TAX BAND**

East Riding of Yorkshire Council shows that the property is banded in council tax band D.





### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property will be available on the internet. The property is currently rated band (TBC).

### NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

### WHAT'S YOURS WORTH?

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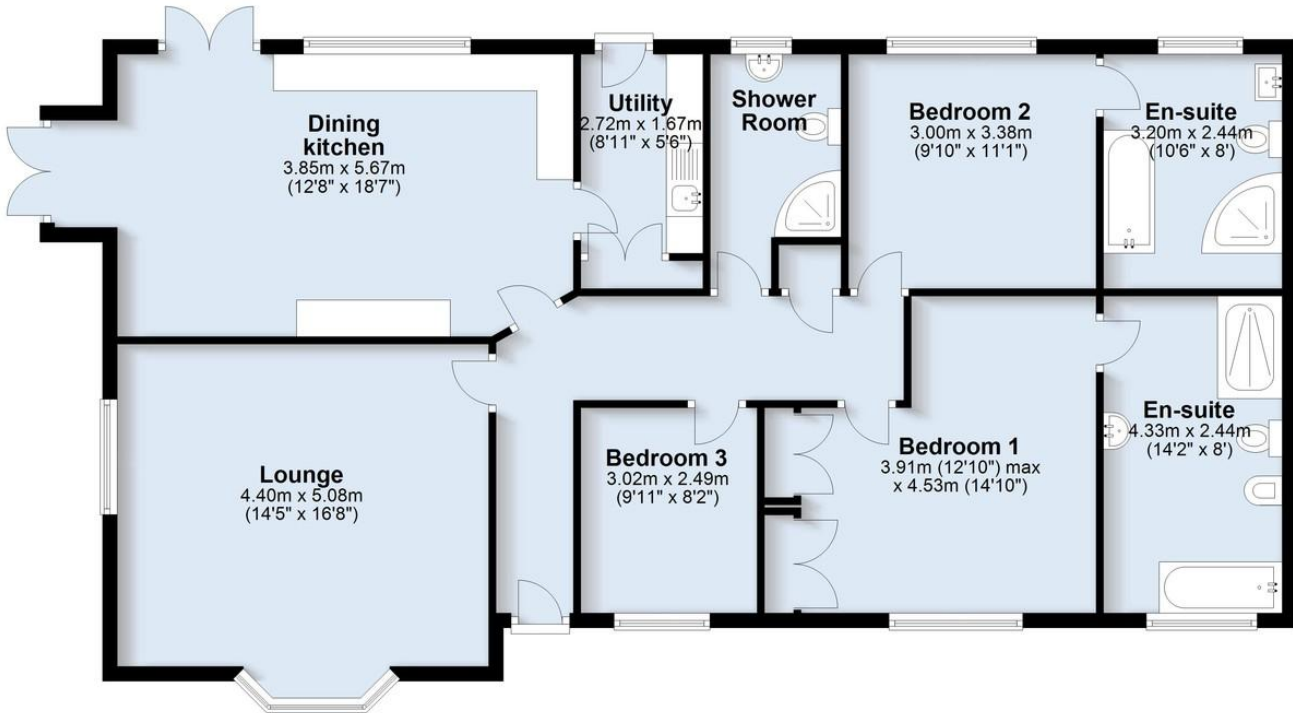
### VIEWING

Strictly by appointment (01377) 253456

Regulated by RICS

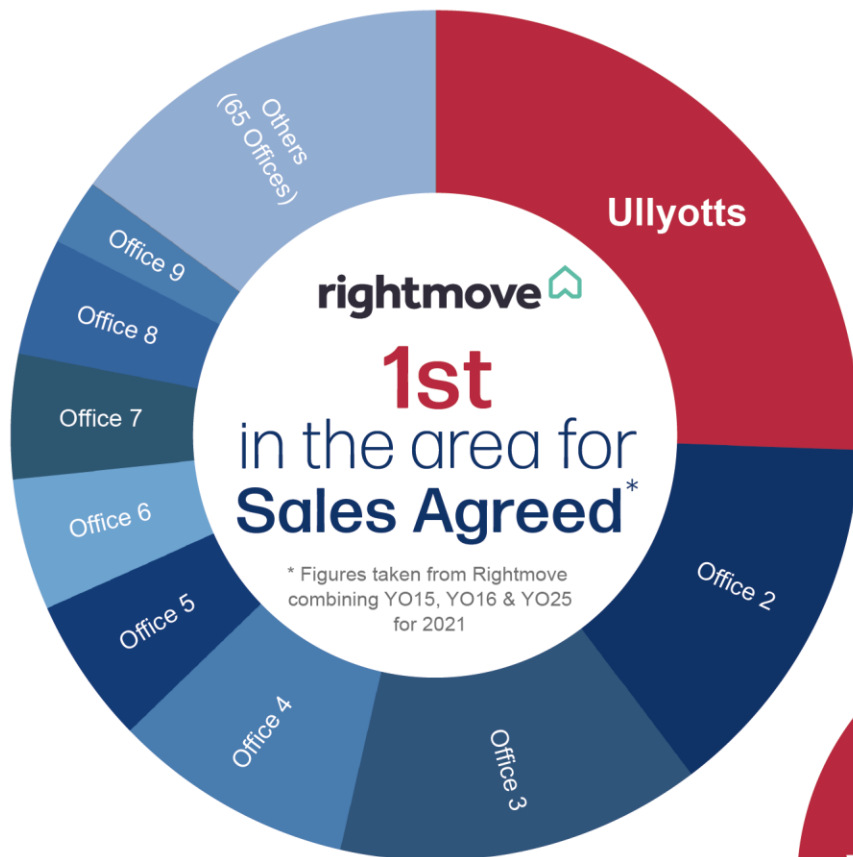
The stated EPC floor area, (which may exclude conservatories),  
is approximately 122 sq m

**Ground Floor**





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