

MANOR LODGE NAFFERTON ROAD, WANSFORD



An individual, three-bedroom detached bungalow occupying a large plot of approximately 0.28 acres, together with ample parking and double garage, in a convenient location approximately 2 miles from Driffield.

Entrance hall, dining room, sitting room, kitchen, boot room/utility, office, guest cloakroom, three bedrooms & updated shower room.

Upvc double-glazing & oil-fired central heating.

Gated tarmac driveway, detached double garage & immaculately maintained gardens with open aspect to the rear.

GUIDE PRICE £335,000

Manor Lodge is an individual, three-bedroom detached bungalow which occupies a larger than average plot of approximately 0.28 acres made up of immaculately maintained gardens, ample parking and a detached double garage. The property enjoys an attractive, south-west facing position fronting onto Nafferton Road in the popular village of Wansford, which is located within close proximity to services and amenities in the nearby market town of Driffield, just over 2 miles away.

The property dates from the early 1970s and is constructed of brick under an interlocking tile roof, with a rear extension added some years later. The property benefits from oil-fired central heating and uPvc double-glazing throughout and its spacious accommodation amounts to a little over 1,300ft², comprising entrance hall, a large dining room which opens through to a spacious, double aspect sitting room, fitted kitchen, boot room/utility, office, guest cloakroom, three bedrooms and an updated shower room. Manor Lodge has been immaculately maintained, however there are certain aspects which might now benefit from some gentle updating.

Externally, timber double gates open onto a tarmac driveway, providing ample space to park and leading to a detached double garage with electric up and over door. Attractive gardens wrap around three sides of the bungalow and have been beautifully landscaped, featuring lawn, established evergreen shrubs, paved patio and timber summerhouse.

Wansford is a popular village located just over two miles south-east of Driffield. The village benefits from a recently refurbished pub/brewery and is only one mile from Nafferton, where there are a range of facilities, including a good primary school and railway station. The market town of Driffield, known as the 'Capital of the Wolds' has a whole host of amenities including secondary schooling, leisure and retail outlets.



ACCOMMODATION

ENTRANCE HALL

Door to front. Alarm control pad. Radiator.

DINING ROOM

5.2m x 3.6m (excluding bay window) (17'1" x 11'10")
Good size dining room with bay window to the front. Telephone point. Television point. Dimmer switch. Two radiators.



SITTING ROOM

5.2m x 4.3m (excluding bay window) (17'1" x 14'1")

A very attractive double aspect room with bay window to the front and two casement windows to the side. Open fire with stone surround, timber mantle and display shelving to either side. Television point. Telephone point. Two radiators.



KITCHEN

3.9m x 3.4m (12'10" x 11'2")

Range of kitchen units incorporating a one and a half bowl sink unit with mixer tap. Tiled splashbacks. Electric oven. Extractor fan. Oil-fired central heating boiler. Casement window to the rear. Radiator.



BOOT ROOM / UTILITY

3.1m x 2.7m (min) (10'2" x 8'10")

Automatic washing machine point. Tiled floor. Loft hatch. Casement window overlooking the garden and door to the side. Radiator.



OFFICE

3.3m x 1.5m (max) (10'10" x 4'11")

Casement windows to the side and rear. Telephone point. Radiator.

GUEST CLOAKROOM

1.7m x 1.5m (5'7" x 4'11")

Matching white suite comprising low flush WC and wash basin within a vanity unit. Fully tiled walls and floor. Radiator.

BEDROOM ONE

3.7m x 3.3m (12'2" x 10'10")

Casement window to the rear. Telephone point. Radiator.

BEDROOM TWO

3.5m x 3.3m (11'6" x 10'10")

Casement window to the front. Television point. Radiator.

BEDROOM THREE

3.0m x 2.6m (9'10" x 8'6")

Casement window to the front. Radiator.

SHOWER ROOM

2.7m x 1.6m (8'10" x 5'3")

Matching white suite comprising walk-in shower cubicle, wash basin in vanity unit and low flush WC. Fully tiled walls and floor. Loft hatch. Heated towel rail.



OUTSIDE

The property is set within large and immaculately maintained gardens, the overall plot extending to approximately 0.28 acres or thereabouts. A set of timber gates open onto a tarmac driveway, where there is ample room to park and leads to a detached, brick-built double garage. The gardens themselves wrap around three sides of the bungalow and are mostly laid to lawn, enclosed by mature hedge boundaries and established evergreen shrubs. In the north-eastern corner of the garden there is a paved patio and timber summerhouse (with electricity laid on, and also to a vintage style lamp post.

DOUBLE GARAGE

5.6m x 5.5m (18'4" x 18'1")

Electric light and power. Concrete floor. Electric up and over door to the front. Personnel door to the side.



GENERAL INFORMATION

Services:	Mains water, electricity and drainage. Oil-fired central heating.
Council Tax:	Band: C (East Riding of Yorkshire Council).
Tenure:	We understand that the property is Freehold, and that vacant possession will be given upon completion.
Post Code:	YO25 8NT.
EPC Rating:	Current: E52. Potential: D64.
Note:	We understand that all boundaries will remain in the ownership of Manor Lodge and within 3 months of completion, the purchaser(s) will be expected to fill in the gap in the hedge along the eastern boundary and that this boundary should be no higher than 6ft.
Viewing:	Strictly by prior appointment through the Agent's office in Malton.



All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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