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Chartered Surveyors

**Plot 107 - The Acer**  
**Dawnay Park**  
**Driffield, YO25 5LE**

**BRAND NEW home**

**2 Bedrooms**

**Superbly fitted kitchen & bathroom**

**Double Glazing**

**Off-street parking**

**NHBC Warranty**

**Asking Price Of:**  
**£159,500**



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## **Plot 107 - The Acer**

### **Dawnay Park**

**Driffield, YO25 5LE**



A super 2 bedroom semi-detached bungalow built by G P Atkin Homes Limited which has a proven local track record of using craftsmen to build quality homes overseen by personal attention at every stage of construction.

Dawnay Park is approached via Wansford Road and New Walk and has the real feel of a country home in town with wooded areas and rural footpaths.

The double glazed gas centrally heated accommodation is ready to move into complete with floor coverings, choice of fitted kitchens with white goods including cooker, hob, fridge/freezer, dishwasher and washing machine. Bathroom suite choice available and ample wall tiling. Outside turfed gardens, paved patio, dusk to dawn lighting and parking for vehicles.

The perfect home within easy level walking distance of the town centre, railway station, all amenities and the nearby countryside.

### **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**

### **LOUNGE**

13' 6" x 11' 3" (4.12m x 3.45m)

PC sum of £350 towards electric fire or additional items.

### **KITCHEN/DINING AREA**

17' 5" x 11' 3" (5.32m x 3.45m)

Range - Choice of Yorkshire based Chippendale Kitchens from the following ranges:

Ivory Prelude, Solo, Moda, Technica and Abbey.  
40mm Quadra Profile Worktop.  
Integrated white goods:  
Gas or electric 4 ring hob with extractor over  
Single electric oven.  
Fridge/Freezer.  
Washing machine.  
Dishwasher.  
LED under pelmet lighting.

### **BEDROOM 1**

9' 10" x 9' 4" (3.02m x 2.85m)

### **BEDROOM 2**

10' 7" x 9' 4" (3.25m x 2.85m)

### **BATHROOM**

Nuance contemporary white sanitary ware suites.  
Water saving mixer taps.  
Thermostatically controlled showers.  
'Chrome' ladder towel rail.  
Ceramic tiled floor.

## **OUTSIDE**

Turfing to front and rear gardens.

Buff paving to pathways and patio areas.

Outside water tap.

Security dusk til dawn sensor lighting both front and rear doors.

Composite security doors available in blue, green, black or red.

White uPVC argon filled double glazed patio doors.

1.80m high close boarded timber fencing to rear garden.

Provision for a single garage at an additional costs of £12,000.

## **CENTRAL HEATING**

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

## **TENURE**

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

## **DOUBLE GLAZING**

The property benefits from uPVC sealed unit double glazing throughout with built in trickle ventilation.

## **INTERNAL DOORS AND SKIRTINGS**

5 panel solid core oak veneer finished door.

Polished chrome door furniture.

Moulded skirtings and architraves (120mm Taurus range).

## **DECORATION FINISH**

Skirtings and architraves finished in white satin.

Cove moulding to rooms.

Walls and ceilings finished in white and magnolia matt emulsion.

## **FLOORING**

### **Ground Floor Flooring**

Choice of 8mm Kaindl laminate flooring from the Classic range: 34053 AH, 4370 AV, 34369 AH, 343352 AT, 4420 AV, 37526 AV, 37844 AT, 34075 AH, 37527 AV, 4898 AV, 37658 AH, 34029 AH.

### **Bedrooms**

Choice of carpeting from the Apollo Plus Range: Meteorite, Homerton Grey, Brainstorm, Nigella, Cinder Grey, Persian Doll, City Smoke, Pensive Sky, Spring Mist, Smoke Stack, Tortilla, Sea Breeze, Tempting Taupe, Manhattan Taupe, Summer Sand, Stepping Stone, Birly Wood, Forrest Walk, Caulk Oak, Mahogany.

### **Bathroom**

Ceramic tiled floor.

## **ELECTRICAL A**

Low energy light fittings, LED downlights to kitchen and bathroom.

LED undercounter lighting.

Double sockets - lounge 4, Kitchen 3 plus wired in cooker.

Bathroom shaver point.

Media and TV - Cat 5 box with media and TV points in lounge, kitchen and bedrooms. TV aerial with booster in roof space.

Integrated smoke, heat and carbon monoxide detection systems.

Pre-wired telephone points in lounge, kitchen and bedrooms.

Security alarm.

## **TILING**

600mm above the work units. 300mm above the sink in the kitchen.

Fully tiled bathroom.

Dakota wall floor tiles - colour Dark Grey and Light Grey available with a décor feature tile.

Rimini ceramic tile range - colour Gris / Blanco and Marfil available with a décor feature tile.

Globe tile - colour Gris, available with a feature décor tile.

## **COUNCIL TAX BAND**

East Riding of Yorkshire Council shows that the property is banded in council tax band (to be assessed).

## **ENERGY PERFORMANCE CERTIFICATE**

Once available, the Energy Performance Certificate for this property will be available on the internet.

The property is currently rated band (to be assessed).

## **SERVICES**

All mains services connected.

## **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.

Floor plans are for illustrative purposes only.

## **WHAT'S YOURS WORTH?**

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## **NHBC WARRANTY**

The property will be covered under the NHBC Warranty Scheme for a period of 10 years.

## **HELP TO BUY**

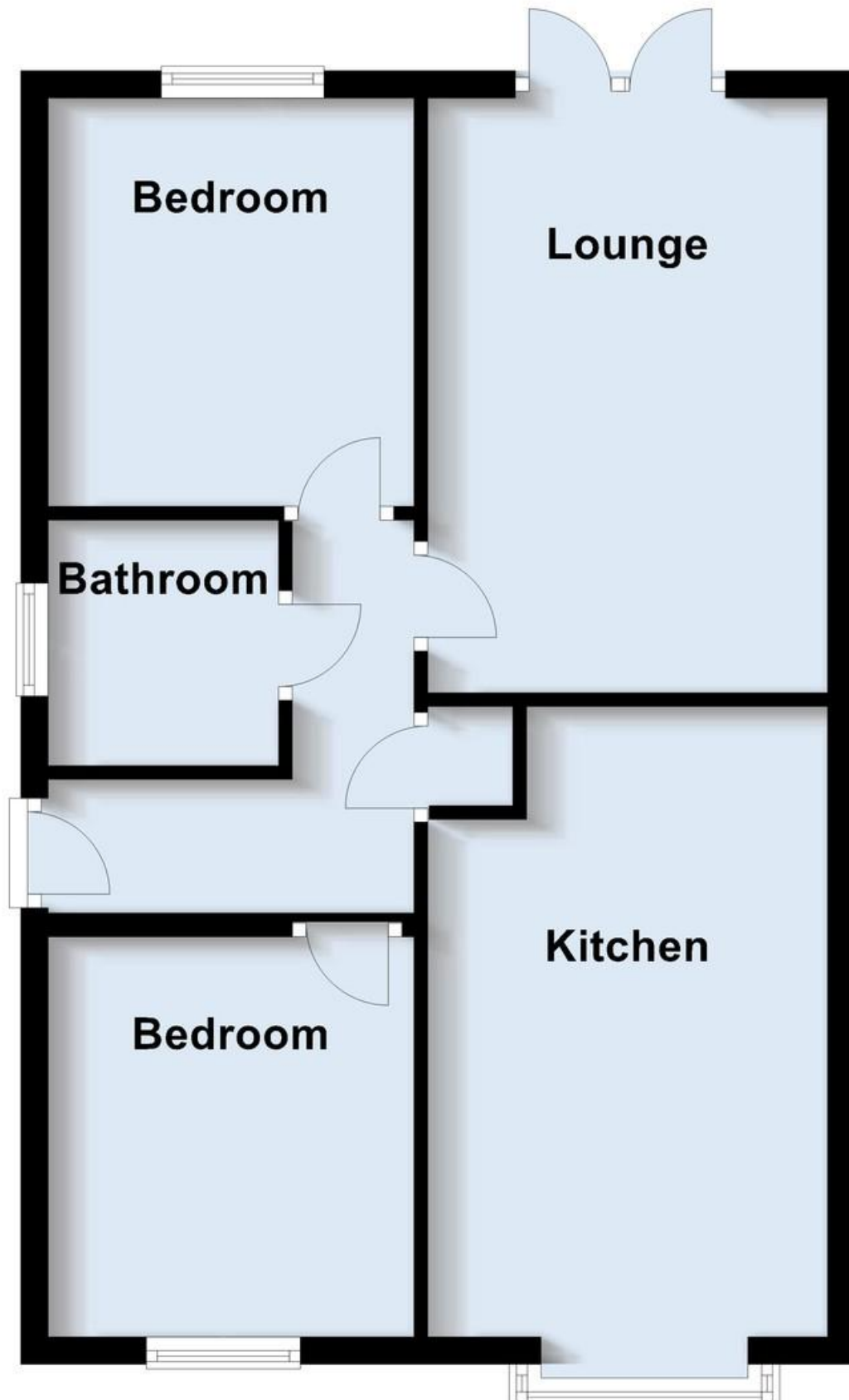
The developers are registered with the Government backed Help to Buy Scheme and further details are available upon request.

## **VIEWING**

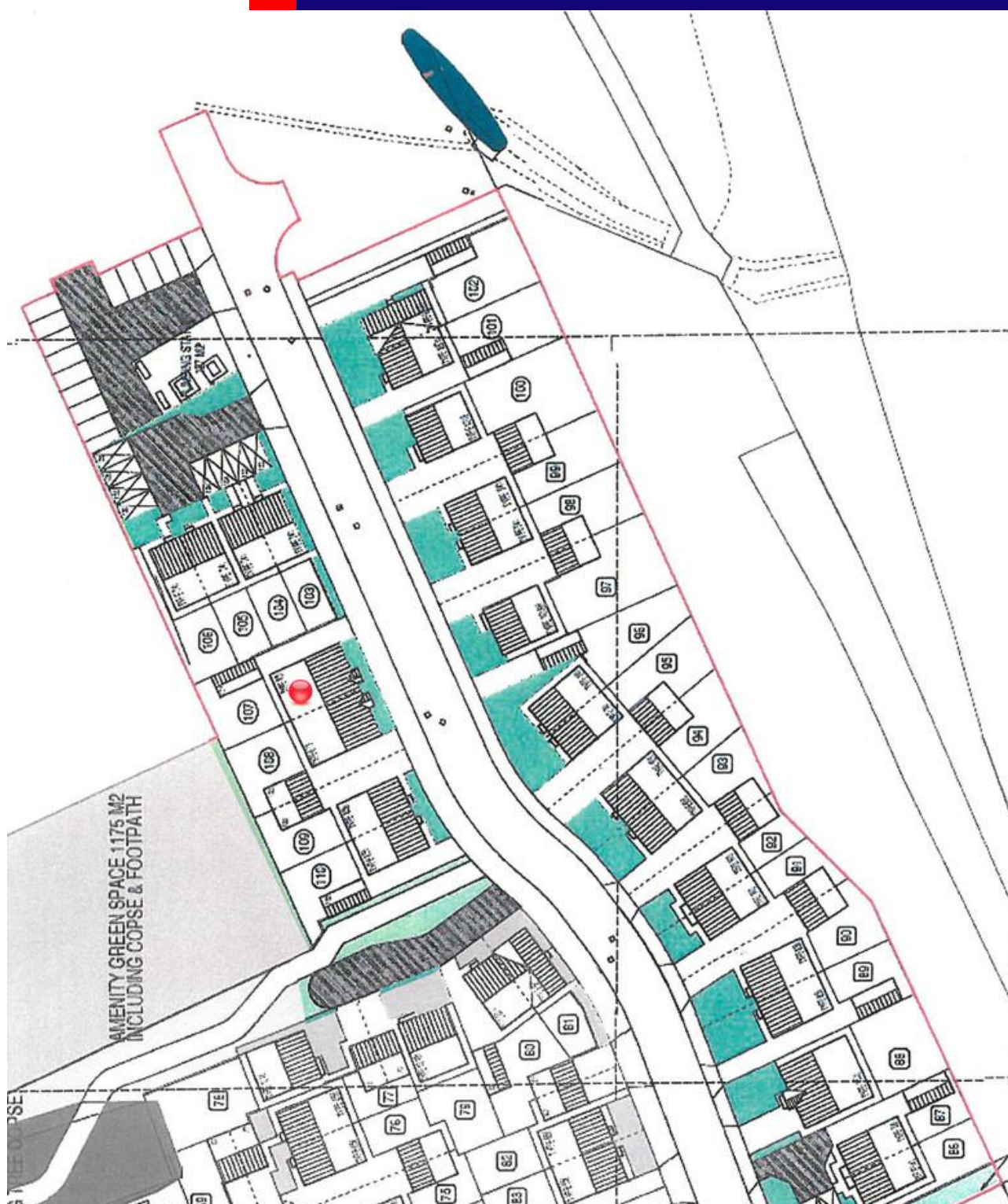
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## Ground Floor







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**Also at:** 16 Prospect Street, Bridlington, YO15 2AL Tel: 01262 401401



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