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Chartered Surveyors

Plot 108 - 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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PROPERTY PROFESSIONALS SINCE 1891

Plot 108 - 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.

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

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.

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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

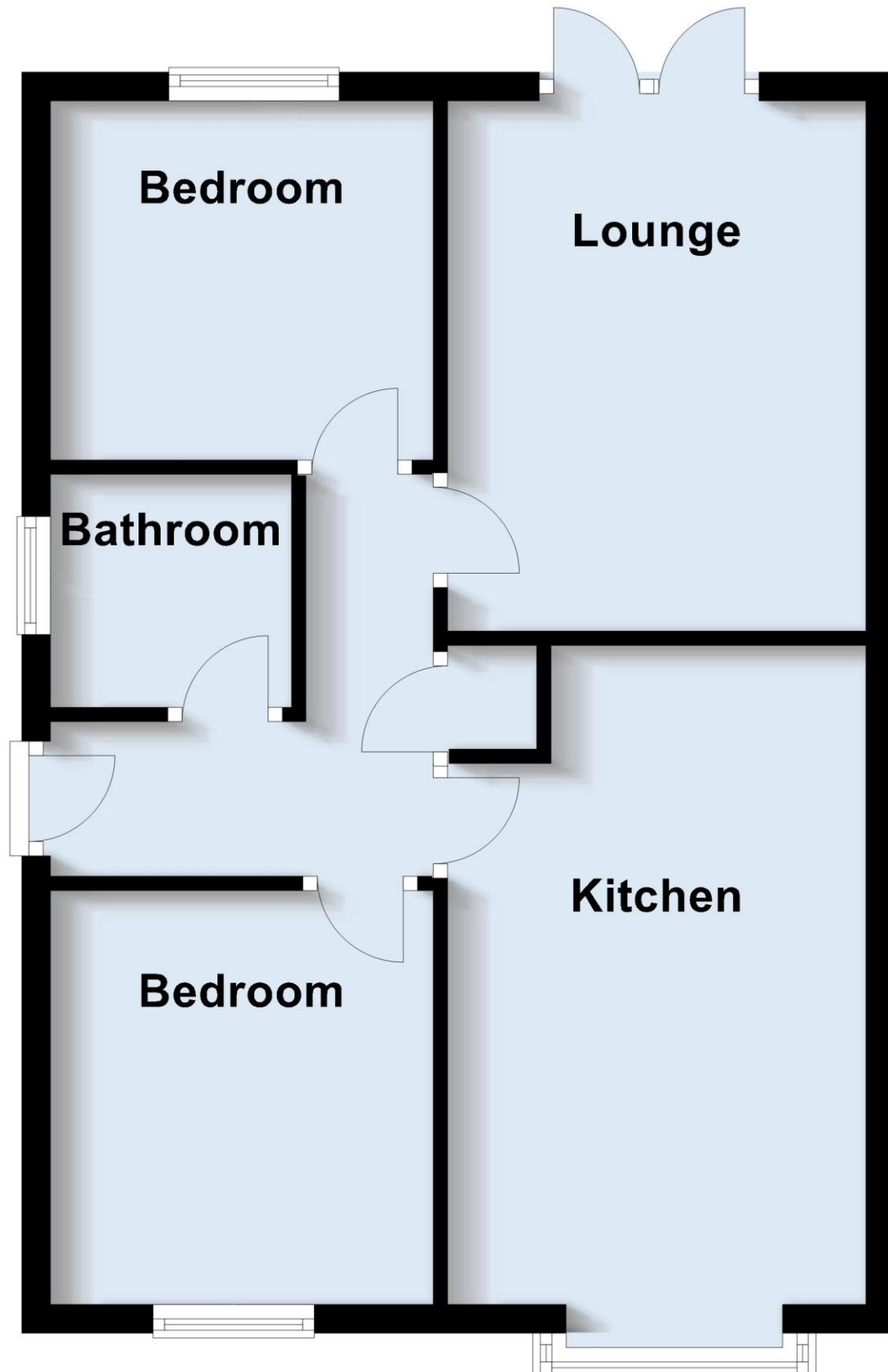
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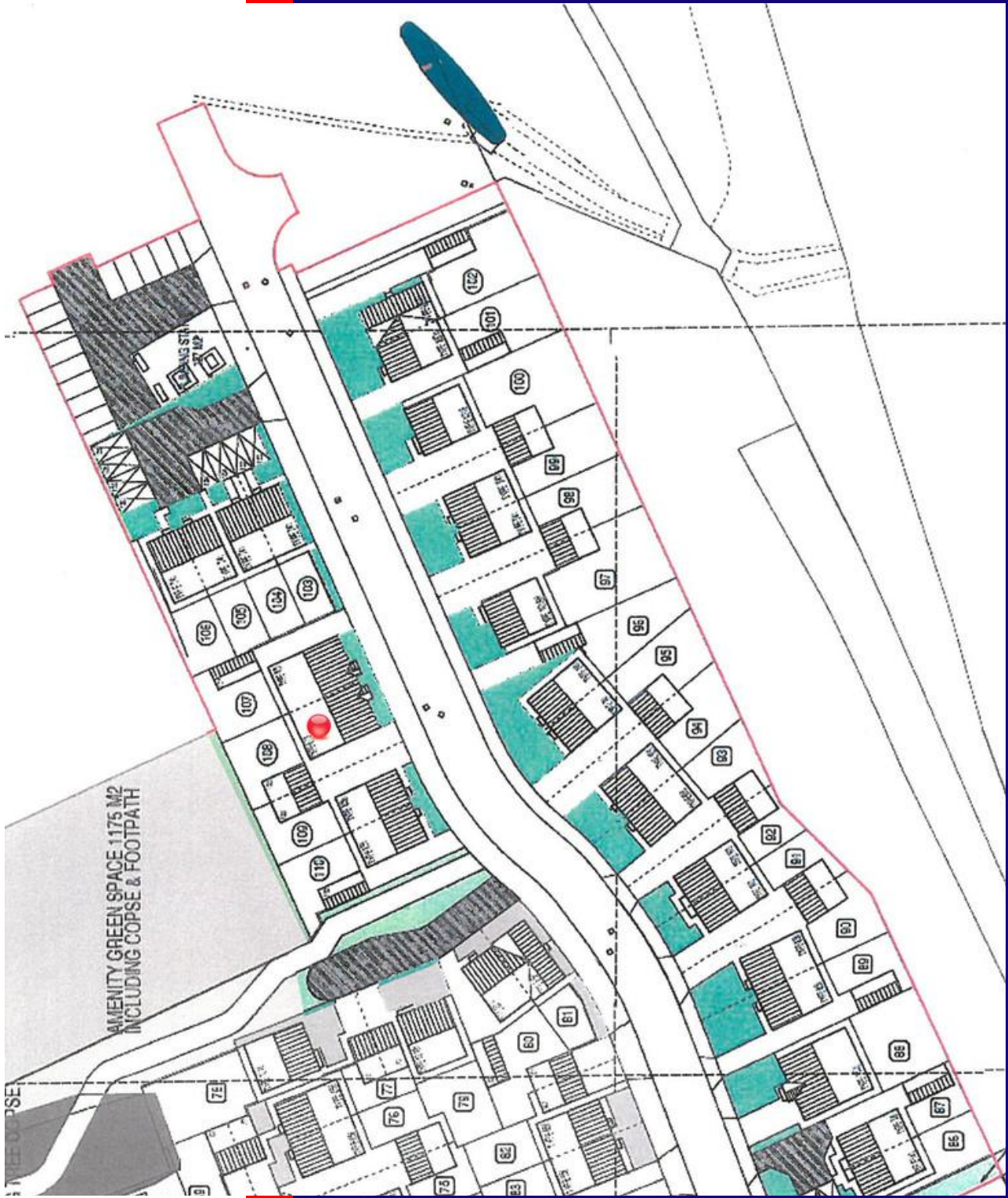
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NB. SPECIFICATION SUBJECT TO CHANGE WITHOUT NOTICE

Regulated by RICS

Ground Floor





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