



20 Williamsfield Road
Cranswick, Driffield, YO25 9BH
Offers over £360,000

WP WOOLLEY
& PARKS

20 Williamsfield Road, Cranswick, Driffield, YO25 9BH

* INCREDIBLE FAMILY HOME IN PREMIUM LOCATION * 360° VIRTUAL VIEWING NOW AVAILABLE ONLINE *

This sensational, recently built detached home stands proud on a substantial plot within the incredibly popular village of Cranswick. This property was built to an incredible specification, producing an outstanding 'A' energy rating meaning the running costs are very, very low. The windows are triple glazed, there are solar panels fitted to the roof; just a couple of examples of the fantastic efficiency of this home. Internal accommodation itself briefly comprises Entrance Hall, WC, Lounge, Play Room, Kitchen / Dining / Living Room and Utility Room to Ground Floor. The first floor boasts a large landing with Master Bedroom, En-Suite, Second Double Bedroom, Third Double Bedroom, Fourth Double Bedroom, Fifth Bedroom / Study and Family Bathroom. Externally there is a well presented, private rear garden along with a large block paved drive providing ample off street parking.

Cranswick is a village offering many amenities such as public houses, local primary school, butchers, farm shop, garden centre and a train station on the Hull to Scarborough line. This home must be viewed to fully appreciate the true size and quality on offer, so call the office now to arrange a viewing at your earliest convenience!

Entrance Hall

A welcoming entrance hall with composite external door to front elevation, oak flooring, radiator and widened stairs.

WC 5'04 x 3'06 (1.63m x 1.07m)

With low flush WC, pedestal wash basin, tiled flooring, radiator and triple glazed window to front elevation.

Kitchen / Dining / Living Room 24'10 x 14'06 (7.57m x 4.42m)

A stunning open plan space. The kitchen boasts a range of wall and base units with fitted Bosch appliances such as double electric oven, integral dishwasher, integral fridge / freezer, five ring gas hob and extractor hood. There is also a stainless steel sink, centre island with oak worktop and breakfast bar, two sets of bi-folding doors onto rear garden, oak flooring and television point.

Utility Room 14'06 x 5'06 (4.42m x 1.68m)

With fitted base units, roll top work surface, stainless steel sink, triple glazed external door to rear elevation, plumbing for free standing appliances, large airing cupboard, radiator and oak flooring.

Lounge 19'06 x 10'11 (5.94m x 3.33m)

A stunning lounge with triple glazed bay window to front elevation, log burning stove with slate hearth and oak mantle, television point, radiator, fitted carpet and double oak doors through to kitchen.

Play Room 17'08 x 9'03 (5.38m x 2.82m)

A fantastic, versatile reception room with triple glazed window to front elevation, boiler cupboard, second storage cupboard, radiator and fitted carpet.

Galleried Landing

A stunning landing with triple glazed

window to front elevation, storage cupboard, loft access and fitted carpet.

Master Bedroom 18'07 x 10'11 (5.66m x 3.33m)

A large master bedroom with triple glazed bay window to front elevation, radiator, television point and fitted carpet.

En-Suite 10'11 x 4'06 (3.33m x 1.37m)

A stunning, fully tiled en-suite with walk-in double shower and mains powered shower over, low flush WC, pedestal wash basin, heated towel rail and triple glazed window to side elevation.

Bedroom Two 14'05 x 9'06 (4.39m x 2.90m)

A second generous double bedroom with triple glazed window to rear elevation, radiator, television point and fitted carpet.

Bedroom Three 11'06 x 11'00 (3.51m x 3.35m)

A fourth double bedroom with triple glazed window to front elevation, radiator, television point and fitted carpet.

Bedroom Four 14'06 x 8'07 (4.42m x 2.62m)

With triple glazed window to rear elevation, radiator, television point and fitted carpet.

Bedroom Five / Study 11'00 x 7'00 (3.35m x 2.13m)

Either a single bedroom or a fantastic study space with triple glazed window to rear elevation, radiator, television point and fitted carpet.

Family Bathroom 11'06 x 6'11 (3.51m x 2.11m)

A spacious family bathroom with panelled bath and shower attachment, low flush

WC, pedestal wash basin, heated towel rail, walk in double shower with mains shower over, fully tiled walls and floor along with triple glazed window to side elevation.

External

This home stands on a fantastic corner plot with a large block paved drive providing ample off street parking. The rear garden is spacious and mostly laid to lawn with garden shed and patio area.

Agents Note

To date these details have not been approved by the vendor and should not be relied upon. Please confirm before viewing.

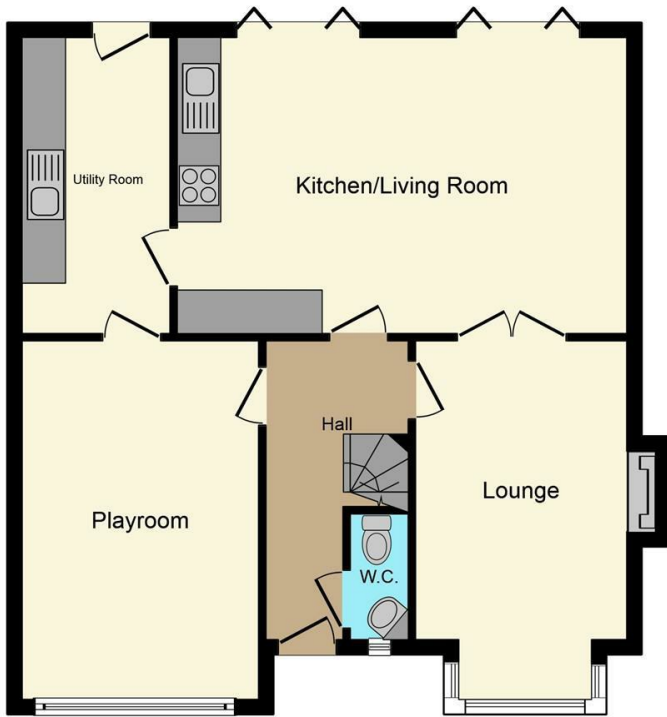
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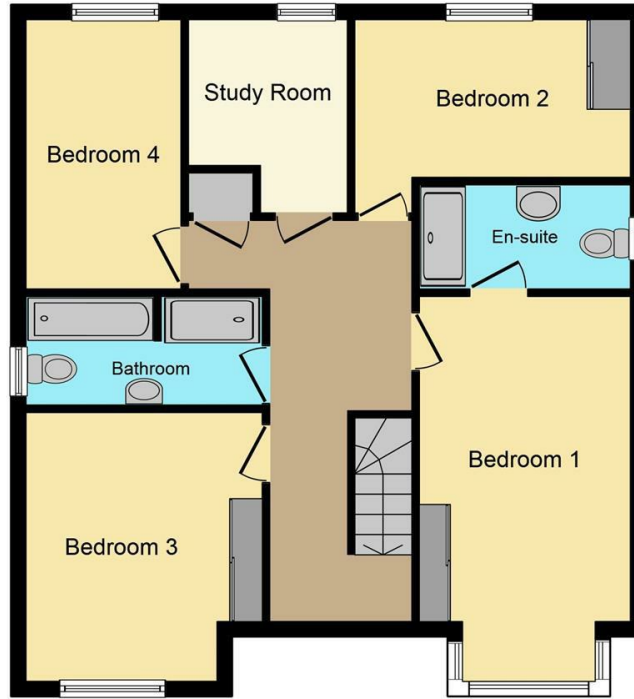
Laser Tape Clause

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

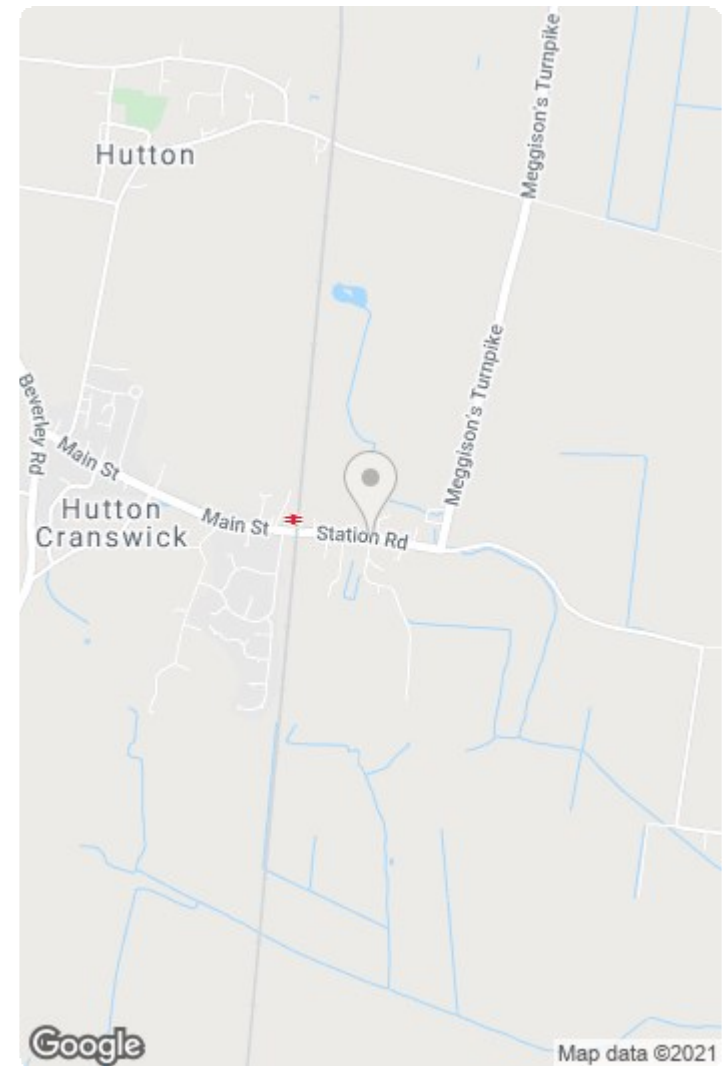




Ground Floor



First Floor



Google

Map data ©2021

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		93	94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		92	94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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