



2 Summerfield Close  
Driffield

YO25 5YS

ASKING PRICE OF

£295,000

3 Bedroom Detached Bungalow



Kitchen



3



1



2



Garage



Gas Central Heating

## 2 Summerfield Close, Driffield, YO25 5YS

Located within a delightful and exclusive cul-de-sac of bungalows which forms part of the popular 'Whitelands' area of Driffield, this is a beautifully presented bungalow that provides a spacious range of accommodation, enhanced by a rear facing conservatory and offering up to 3 bedrooms.

Fixtures and fittings are modern and the bungalow is finished to a beautiful standard including contemporary 'oak' finished internal doors throughout and radiators.

The cul-de-sac is most notable by its mature nature with all properties having well tended front gardens, most of which are very established and enhanced further by a tree-lined backdrop.

This bungalow has the benefit of a wedge shaped plot with larger gardens to the rear which provide excellent privacy. The gardens themselves are divided into established planted areas, seating areas and productive spaces with beds and greenhouse.

Internally, the design of the bungalow is such that the 'daytime' living space of lounge and conservatory plus kitchen is naturally divided from the bedrooms and main bathroom. The lounge and conservatory are rear facing and have lovely views across the rear gardens.

There is off street parking with a vehicle access leading to a single garage.

### DRIFFIELD

Driffield remains a market town, notwithstanding the closure of the livestock market in 2001. The central shopping area includes a weekly stalled market, with shops providing a wide range of goods and services for everyday needs supplemented by retailers such as B&M, Iceland, Boyes, Peacocks, Yorkshire Trading, Tesco and Lidl. Many local shops provide a personal service, in addition to a wide range of goods. Other amenities include a modern Sports Centre with swimming pool, cricket, tennis, bowls, football and rugby teams, dancing, gyms etc. together with many clubs and associations. Road and rail links to the neighbouring coastal market towns, including Beverley, Hull and beyond.



Lounge



Conservatory



Bedroom 2



Bedroom 3 / Study

## Accommodation

### ENTRANCE HALL

With contemporary radiator and dado rail plus attractive wood effect flooring. Door leading into

### UTILITY

Plumbing for automatic washing machine. (Formerly the cloakroom with WC)

### KITCHEN

10' 7" x 8' 1" (3.24m x 2.48m)

Being fitted along three walls with a modern range of kitchen units featuring base and wall mounted cupboards including drawers, finished with high-gloss handled doors and a coordinating worktop. Integrated electric oven and separate microwave plus 4 ring gas hob with extractor over. Inset sink with single drainer and mixer tap. Integrated dishwasher and fridge freezer. Front facing window.

### LOUNGE

17' 11" x 12' 6" (5.47m x 3.82m)

A beautifully presented rear facing lounge with ample space for a dining table, contemporary radiator and feature fireplace with fire in situ. Rear facing window and bi folding doors leading into:

### CONSERVATORY

11' 8" x 6' 11" (3.57m x 2.12m)

Being predominantly glazed with a low dwarf style wall and French doors leading out onto the rear.

### INNER HALL

With contemporary styled radiator.

### MASTER BEDROOM

11' 0" x 10' 11" (3.37m x 3.33m)

With front facing bay window and contemporary styled radiator plus built in wardrobes.

### EN SUITE

Having a shower enclosure with plumbed in mains shower, vanity wash basin and low level WC. Fully tiled to the shower enclosure with half tiling behind the WC and wash basin. Radiator.

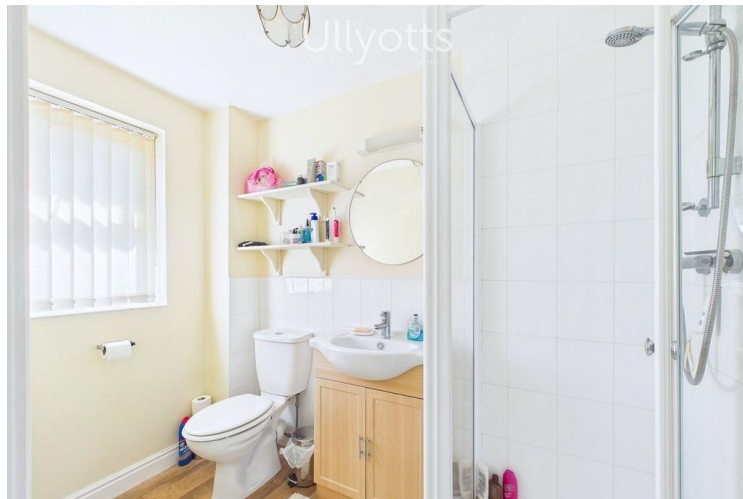
### BEDROOM 2

10' 10" x 9' 7" (3.32m x 2.93m)

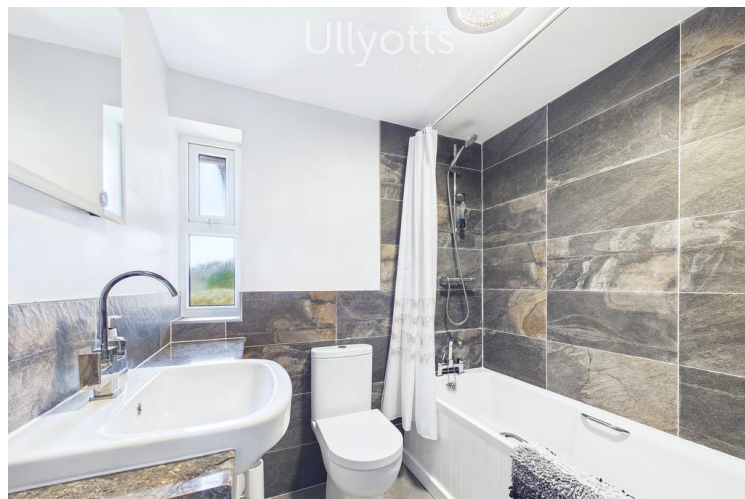
With rear facing window plus contemporary styled radiator.



Bedroom 1



En Suite



Bathroom



Garden

### BEDROOM 3/ STUDY

8' 8" x 7' 8" (2.66m x 2.35m)

Again with contemporary styled radiator plus rear facing window.

### BATHROOM

With suite comprising panelled bath having a plumbed in main shower over and curtain rail, low level WC and vanity star wash basin. Contemporary tiling around the bath with half tiling elsewhere. Heated towel radiator.

### OUTSIDE

The property stands back from the road behind its own open plan but maturely planted front garden. There is a side drive which is relatively long and provides offstreet parking for multiple vehicles. This in turn leads to a single garage.

To the rear of the property is an established area of garden that is again well planted and divided into various sections from seating areas through to planted areas and also other productive areas including a greenhouse.

### CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.

### DOUBLE GLAZING

Sealed unit double glazing throughout.

UPVC double glazing throughout.

### TENURE

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

### COUNCIL TAX BAND

Band C.

### ENERGY PERFORMANCE CERTIFICATE

Rating D.

### SERVICES

All mains services are available at the property.



Garden



Garden



Garden



Garden

#### 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.

#### VIEWING

Strictly by appointment with Ulyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 82 m squared. This area may differ from the floor area on the Energy Performance Certificate.





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