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**8 Sanderson Close
Driffield
YO25 6YF**

Rare Rare Rare

Outstanding rear garden onto Trout stream

4 Bedrooms

Fantastic rear extension

Day room with kitchen

Extensive gardens

**Asking Price
Of: £325,000**



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8 Sanderson Close

Driffield

YO25 6YF



One of only a handful of properties in Driffield which has a rear aspect on to Driffield Trout stream, this is a fabulous detached home located within a cul-de-sac setting and offering a fantastic garden to the rear which includes elevated sun terrace established grounds and the aforementioned aspect bordering the water course.

The original house has been extended to the rear, to great effect and includes a stunning open plan day room and kitchen at it's hub, the dayroom having bi- folding doors onto the elevated sun terrace which enjoyed delightful views over the whole garden. The kitchen itself is extensive and offers a range of integrated appliances and central island feature incorporating a breakfast bar. This also includes an Aga which again, is seldom available in this type of property.

The cul-de-sac location of this property cannot be understated as the other properties within the development are varied and number eight itself, provides extensive car parking to the front. The overall 'feel' is therefore of an exclusive small development.

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.

ENTRANCE HALL

A lovely warm and welcoming entrance hall with feature open spindle staircase leading off and having attractive oak interior doors to the remaining accommodation. Coved ceiling, radiator.

LOUNGE

18' 1" x 11' 8" (5.53m x 3.58m)

With feature fireplace housing an inset living flame fire. Front facing bow window, coved ceiling, radiator and opening into:



DINING ROOM

11' 1" x 11' 8" (3.38m x 3.57m)

With double panelled radiator, coving to ceiling and opening into:



BREAKFAST ROOM

12' 6" x 8' 11" (3.83m x 2.73m)

with attractive 'Camaro' flooring throughout In a tile effect with grey accent strips. Bi-folding doors lead out onto a brick terrace, a perfect place to enjoy views of the garden.



KITCHEN

19' 4" x 13' 9" (5.9m x 4.2m)

Being superbly fitted with a contemporary range of kitchen units finished with glossy slab style doors in contrasting shades of grey with a contemporary solid 'trilium' worktop. Space and provision for an Aga (included) plus integrated appliances including AEG Electric oven and grill, separate microwave, wine cooler. A central pedesal houses a stylish induction hob and provides a seating area for breakfasting. Inset 1 1/2 bowl granite sink plus additional integrated appliances including dishwasher, full sized fridge and separate freezer plus washing machine and dryer.



REAR LOBBY

with door to exterior.

CLOAKROOM WC

With low-level WC and bracket wash-basin.

LANDING

BEDROOM 1

13' 10" x 12' 0" (4.24m x 3.67m)

Attractive front facing room, radiator and coved ceiling.

ENSUITE

9' 1" x 4' 7" (2.77m x 1.41m)

A full ensuite with bath having a shower over and glass side screen, pedestal wash basin and low level WC. Chrome heated towel rail

BEDROOM 2

12' 0" x 11' 8" (3.67m x 3.56m)

Front facing room, radiator and built in linen cupboard.

BEDROOM 3

8' 11" x 12' 6" (2.74m x 3.83m)

Attractive rear facing room with views onto the garden. Radiator.

BEDROOM 4

8' 8" x 9' 8" (2.66m x 2.96m)

Radiator

BATHROOM

7' 6" x 5' 8" (2.3m x 1.75m)

with suite comprising panelled bath, low-level WC and pedestal wash basin. Shower over the bath with shower curtain. Exposed timber flooring and radiator.

OUTSIDE

The property is located towards the head of the cul-de-sac, set back from the road behind an expanse of block paved drive which provides parking provision for several vehicles. This also provides access to an integrated single garage.



The rear of the property is a sheer delight. Immediately adjacent to the house and accessed via bifold doors from the day room as well as steps from the garden is a block paved elevated sun terrace with chrome and glass baluster, a perfect place to enjoy views over the garden.



The remaining part of the garden again is delightful, being predominantly laid to lawn whilst also offering various planted areas plus beautiful aspect over Driffeld trout stream. There is only one way to appreciate the garden and this is to view first hand.



CENTRAL HEATING

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

DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing throughout.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band D.

ENERGY PERFORMANCE CERTIFICATE

Once available, the Energy Performance Certificate for this property will be available on the internet. The property is currently rated band C. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

TENURE

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

SERVICES

All mains services are available at the property.

NOTES

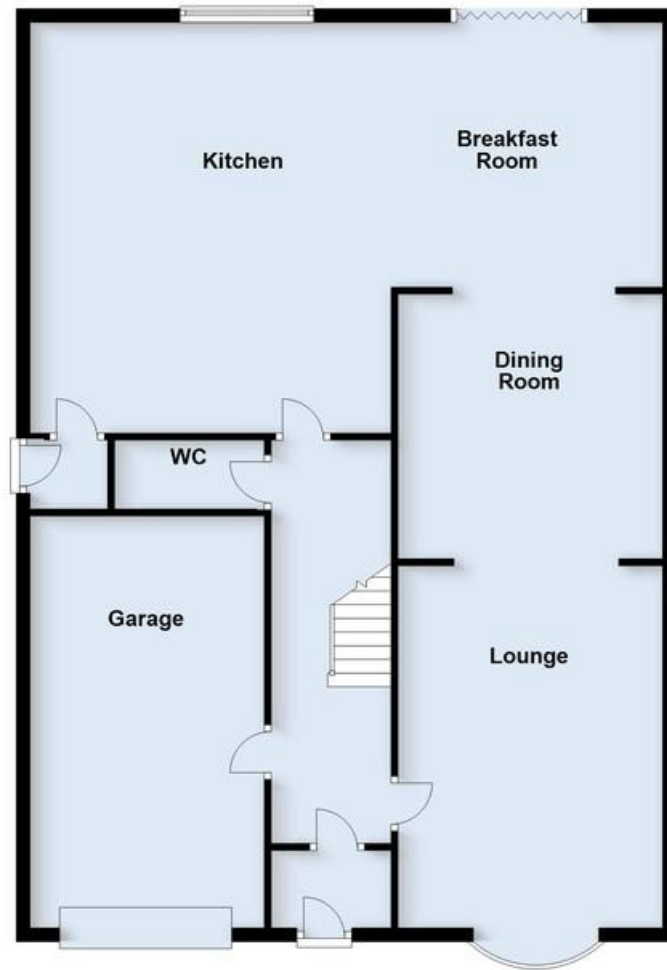
Heating systems and other services have not been checked.

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.

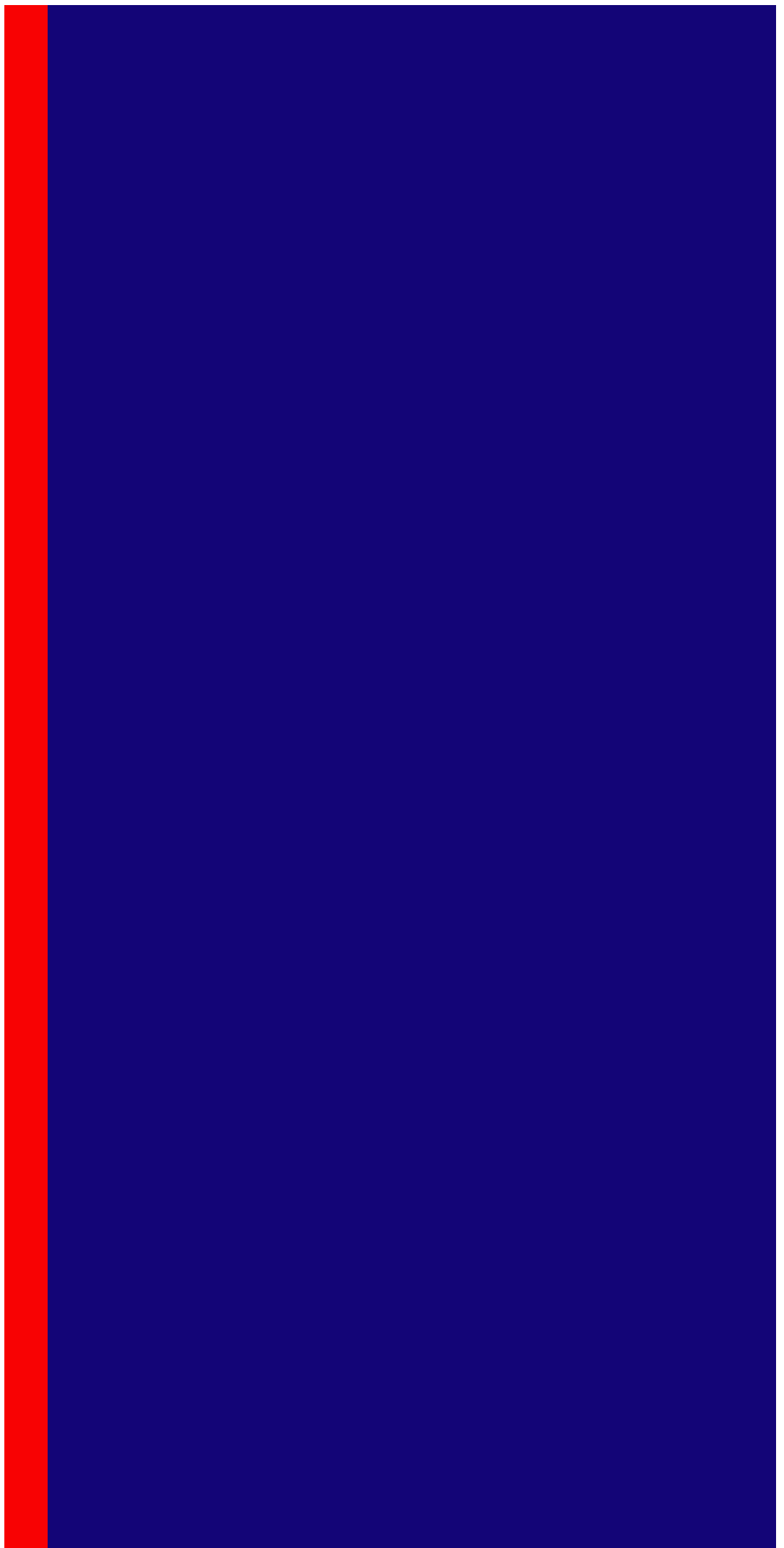
Floor plans are for illustrative purposes only.

Ground Floor



First Floor





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