



8 Berriman Drive
Driffield, East Yorkshire YO25 5DX
Price £295,000

WP WOOLLEY
& PARKS

*** ATTRACTIVE FAMILY HOME WITH ENCLOSED GARDEN AND GARAGE *** 360° VIRTUAL TOUR AVAILABLE ONLINE ***

Offered to the market in a turn-key condition this modern detached home constructed by Bellway Homes in 2020 provides stylish and well proportioned accommodation over two floors. Naturally light and inviting the property comprises; Entrance Hall, W/C, Lounge, Dining Kitchen and Utility Room to the ground floor, to the first is the Main Bedroom with attractive En-suite, three further Bedrooms and the Family Bathroom. Externally there is a well kept rear garden with single garage and double width driveway providing ample off street parking. Situated on the popular Wolds View development which is located within close proximity of the wide range of amenities that Driffield's market town has to offer plus well regarded schools and transport links. Competitively priced, this family home is sure to be in high demand, early viewings recommended.



Entrance Hall 6'6" x 3'4" (2.00m x 1.04m)
Warm and inviting entrance hall with stylish composite door to front elevation, straight flight staircase leads to first floor accommodation with fitted carpets and central heating radiator.

Lounge 15'8" x 10'5" (4.80m x 3.20m)
Naturally light formal lounge with double glazed window to front elevation, large built in under stairs storage cupboard, central heating radiator and fitted carpets.

Dining Kitchen 9'6" x 17'4" (2.91m x 5.29m)
Spacious open plan dining kitchen fitted with a comprehensive range of wall, base and drawer units in a light grey finish with contrasting roll top work surfaces and brushed chrome handles, inset one and half bowl stainless steel sink unit with drainer and mixer tap over, integrated appliances with double oven, four ring gas hob, fitted extractor hood, dishwasher and fridge, freezer, breakfast bar return, inset LED spot lighting to ceiling with double glazed window and French doors to rear elevation plus central heating radiator and ceramic tiled flooring laid throughout.

Utility Room 5'11" x 5'1" (1.82m x 1.56m)
Fitted with matching wall and base units, contrasting roll top work surfaces, ample space and plumbing for free standing appliances with wall mounted gas boiler, composite door to side elevation, central heating radiator and continued ceramic tiled flooring.

Cloakroom/W/C 3'1" x 4'4" (0.96m x 1.33m)
Fitted with a stylish two piece suite comprising low flush w/c and pedestal hand wash basin, tiled splash backs, double glazed window to rear elevation, central heating radiator and ceramic tiled flooring.

First Floor Landing 3'2" x 10'11" (0.99m x 3.35m)
Providing access to loft space, central heating radiator, built in airing cupboard housing hot water cylinder and fitted carpets laid throughout.

Main Bedroom 10'11" x 10'8" (3.33m x 3.26m)
Generous main bedroom with double glazed window to front elevation, quality built in wardrobes with

sliding door fronts, central heating radiator and fitted carpets.

En-Suite Shower Room 5'8" x 5'3" (1.74m x 1.61m)
Fitted with an attractive three piece suite comprising fully tiled shower cubicle with mains powered shower over, wall mounted hand wash basin and low flush w/c, partially tiled walls, double glazed window to front elevation, central heating radiator and tiled flooring.

Bedroom Two 13'2" x 8'4" (4.03m x 2.55m)
A further spacious double bedroom with double glazed window to front elevation, central heating radiator, double door built in wardrobe and fitted carpets.

Bedroom Three 12'3" x 7'11" (3.75m x 2.43m)
Good sized bedroom again benefiting from double door built in wardrobe, double glazed window to rear elevation, central heating radiator and fitted carpets.

Bedroom Four 10'1" x 7'9" (3.09m x 2.38m)
Currently used as a home office, however would make an ideal fourth bedroom with double glazed window to rear elevation, central heating radiator and fitted carpets.

Family Bathroom 5'6" x 6'3" (1.69m x 1.91m)
Modern white three piece suite comprising panelled bath with mains powered shower over and fitted screen, wall mounted wash basin and low flush w/c, partially tiled walls, double glazed window to rear elevation, central heating radiator and tiled flooring.

Single Garage and Drive
Single garage with up and over door to front elevation, power supply and light. The garage is accessed via a double width block paved drive providing ample off street parking.

External
Well kept enclosed garden to the rear having been mainly laid to lawn with paved patio area, timber fenced surround and gated side access.

Council Tax
Council Tax is payable to East Riding of Yorkshire Council, with the property understood to be rated in Tax Band D

Tenure
The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

Disclaimer:
These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

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

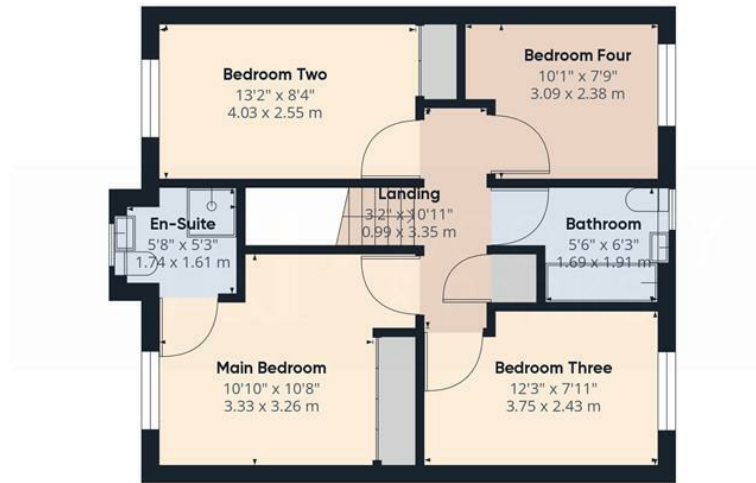
Virtual Viewing/Videos
A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).







Ground Floor



Floor 1

Approximate total area⁽¹⁾

981.07 ft²
91.14 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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