



30 Berriman Drive
Driffield, East Yorkshire YO25 5DX
Offers over £320,000

WP WOOLLEY
& PARKS

*** A BEAUTIFULLY PRESENTED 'NEARLY NEW' FAMILY HOME WITHIN A POPULAR DEVELOPMENT BY BELLWAY HOMES *** 360° VIRTUAL TOUR AVAILABLE ONLINE***

Forming part of this highly regarded and much sought after development, positioned bordering open countryside at the edge of Drifffield, this attractive detached home is ABSOLUTELY IDEAL for the growing family! Built as recently as 2022, with the balance of the developers warranty remaining, the property has been finished to an immaculate standard throughout, with a host of upgraded fixtures and fittings to create a luxuriously appointed home that cannot fail to impress! Briefly comprising Entrance Hall, Guest Cloakroom, Lounge, Study/Snug and a fabulous Dining Kitchen with Utility to the ground floor, with FOUR DOUBLE BEDROOMS, En-Suite to the Main Bedroom and a House Bathroom to the first floor. Outside, the property boast driveway parking on approach to a detached single Garage, with a neatly landscaped garden to the rear. Early Viewing ESSENTIAL!



Entrance Hall 14'11" x 6'6" (4.55m x 1.98m)

A modern composite entrance door opens into an inviting hallway, with beautiful herringbone style 'Amtico' luxury vinyl floor tiling, radiator and staircase rising off.

Guest Cloakroom 4'8" x 2'11" (1.42m x 0.89m)

A most useful convenience, stylishly finished with a white suite of WC and hand basin, with attractive tile splash back, radiator, extractor fan and Amtico flooring continuing from the hallway.

Lounge 17'1" x 11'2" (5.21m x 3.40m)

A generous main reception room features a radiator, TV/media points, fitted carpet and a double glazed window to the front elevation.

Study/Snug 9'2" x 6'11" (2.79m x 2.11m)

A versatile second reception room with radiator, fitted carpet and a double glazed window to the front elevation.

Dining Kitchen 25'7" x 11'0" (7.80m x 3.35m)

A wonderfully bright and airy social hub of the home, easily accommodating dining and/or sitting areas. A comprehensive fitment of base, wall and drawer units is stylishly finished in a grey Shaker design, with beautiful white quartz worktops and upstands, integrated lighting and an inset stainless steel sink unit. A range of integrated appliances include an electric double oven/grill, gas hob with extractor hood above, fridge freezer and dishwasher. With radiator, TV point, 'Amtico' flooring, double glazed window and double glazed French doors opening to the garden.

Utility Room 6'11" x 5'2" (2.11m x 1.57m)

With fitted base and wall units, white quartz worktop and recessed stainless steel sink unit. Concealed gas combi boiler, recess spaces for freestanding appliances, radiator, extractor fan and an external door to the side elevation.

First Floor Landing

With radiator, fitted carpet, loft access hatch and a large, built in storage cupboard.

Main Bedroom

12'3" x 11'1" plus entrance recess (3.73m x 3.38m plus entrance recess)

A generous double room featuring a bank of fitted wardrobes with sliding mirror fronts, TV/media points, radiator, fitted carpet and a double glazed window to the front elevation.

En-Suite 8'0" x 3'10" (2.44m x 1.17m)

A very smartly appointed facility features a white suite comprising double width shower enclosure, wall mounted wash basin and WC with concealed cistern. With attractive wall tiling, vinyl flooring, extractor fan and radiator.

Bedroom 12'4" x 10'0" (3.76m x 3.05m)

Another spacious double room, with a built-in storage cupboard over the staircase, radiator, fitted carpet and two double glazed windows to the front elevation.

Bedroom 10'11" x 9'5" (3.33m x 2.87m)

Also a very comfortable double room, with radiator, fitted carpet and a double glazed window to the rear elevation.

Bedroom 9'10" x 8'2"max (3.00m x 2.49mmax)

A slightly smaller double room, with rad, fitted carpet and a double glazed window to the rear elevation.

Bathroom 7'2" x 5'7" (2.18m x 1.70m)

Stylishly appointed with a white suite comprising of a panelled bath with shower over and glass side screen, wall mounted wash basin and WC with concealed cistern. Attractive wall tiling, vinyl flooring, radiator, extractor fan and a double glazed privacy window.

External

The property features an attractively planted frontage, with a small area of lawn and a blocked paved driveway extending along the side of the house, providing ample private parking on approach to the garage.

Detached Garage 19'5" x 9'4" (5.92m x 2.84m)

A generous garage features an up and over door from the driveway, personnel door from the garden, electric lighting and power sockets.

Rear Garden

The rear garden is predominantly lawned, with a small patio terrace space and pathway toward the garage. Set within a fenced perimeter with gated pedestrian access from the driveway.

Tenure

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

Council Tax

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

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).

Measurements:

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

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:

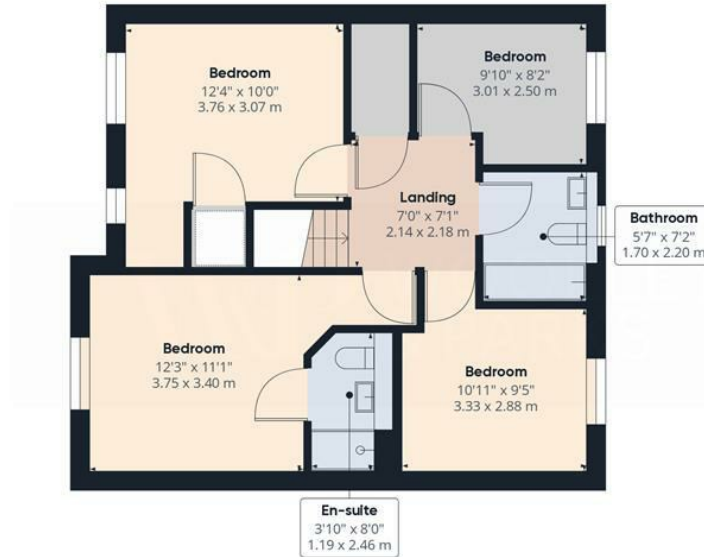
To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.







Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1321.86 ft²
122.8 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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