



7 Walnut Grove
Nafferton, Driffield, East Yorkshire YO25 4YX
Price £300,000

WP WOOLLEY
& PARKS

IMPRESSIVE DETACHED BUNGALOW IN A SOUGHT AFTER VILLAGE LOCATION 360° VIRTUAL TOUR AVAILABLE ONLINE***

This impressive detached bungalow has been lovingly maintained and stylishly updated by the previous owners to provide a warm and comfortable home that would suit any buyer. Deceptively spacious throughout with beautiful neutral décor, plenty of natural light and quality fixtures and fittings that can be seen in each and every room. Inviting entrance hall, formal lounge, open plan kitchen, superb conservatory extension, separate utility, two double bedrooms, stylish en-suite and family bathroom all sit on the ground floor with the added advantage of an integral single garage. Occupying a generous sized plot this property enjoys a low maintenance garden to the rear, private drive and additional off street parking with gravelled forecourt. Located within the sought after village of Nafferton boasting a variety of local amenities plus transport links to neighbouring towns via road and rail. Offered to the open market at a competitive price and with no onward chain, we strongly recommend internal viewings to appreciate the true size and quality of the home on offer.



Entrance Hall 13'7" x 9'10" (4.15m x 3.01m)
Beautifully presented and inviting entrance hall with composite door to front elevation, attractive neutral décor complete with fitted coving, central heating radiator and wood effect flooring laid throughout.

Lounge 18'3" x 14'2" (5.58m x 4.34m)
Spacious formal lounge with internal double door access, feature living flame fire with ornate surround, naturally light with double glazed windows to dual aspect, attractive décor, central heating radiator and fitted carpets laid throughout.

Kitchen 12'11" x 9'6" (3.96m x 2.92m)
Modern and stylish fitted kitchen offering a comprehensive range of wall, base, display and drawer units in a high gloss finish with contrasting work surfaces and tiled splash backs, inset one and half bowl ceramic sink unit with drainer and mixer tap over, integrated appliances with double eye level oven, induction hob, fitted extractor plus fridge and freezer with further space and plumbing for free standing dishwasher, breakfast bar return, inset LED spot lighting, fitted coving, central heating radiator and Karndean flooring.

Utility Room 9'6" x 8'11" (2.92m x 2.74m)
Generous sized utility room providing ample storage with roll top work surfaces and tiled splash backs, inset single bowl ceramic sink unit with drainer and mixer tap over, partially tiled walls, integral access to single garage, double glazed window and external door to rear elevation with central heating radiator and Karndean flooring.

Conservatory 13'5" x 13'4" (4.09m x 4.08m)
Superb conservatory extension boasting unspoiled garden views with double glazed windows to dual aspect and French door access to enclosed garden, constructed with a brick base with clear glass ceiling plus central heating radiator and continued Karndean flooring throughout.

Main Bedroom 13'6" x 11'2" (4.12m x 3.41m)
Generous sized main bedroom with neutral décor, quality fitted furniture with three door wardrobe, matching bedside lockers and dressing table, naturally

light with double glazed window to front elevation, attractive fitted coving, central heating radiator and fitted carpets.

En-Suite Shower Room 10'6" x 3'6" (3.21m x 1.07m)
Modern and updated shower room comprising wet walled shower cubicle with mains powered shower, pedestal wash basin and low flush w/c, tiled splash backs, double glazed window to side elevation, wall mounted chrome heated towel rail, fitted coving, extractor and wood effect flooring.

Bedroom Two 12'2" x 11'4" (3.72m x 3.46m)
A further spacious double bedroom with box bay double glazed window to front elevation, fitted furniture with wardrobes, over head lockers and dressing table, attractive fitted coving, central heating radiator and fitted carpets.

Bathroom 7'6" x 7'5" (2.31m x 2.27m)
Stylish family bathroom comprising panelled bath with shower over, vanity style unit incorporating hand wash basin and storage plus low flush w/c, tiled splash backs, double glazed window to front elevation, chrome towel rail, central heating radiator, fitted coving and vinyl flooring.

Single Garage and Drive 18'0" x 9'2" (5.49m x 2.81m)
Integral single garage with electric up and over door to front plus personal door to the rear. The garage benefits from power supply and light and houses the gas central heating boiler. The garage is accessed via a private drive providing ample off road parking.

External
Impressive enclosed garden to the rear of the property, low maintenance throughout with artificial grass, raised borders, large paved patio area, gravelled seating areas, mature and well stocked borders, timber built garden shed and gated side access. The property also benefits from gravelled forecourt to the side providing an additional parking space.

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).

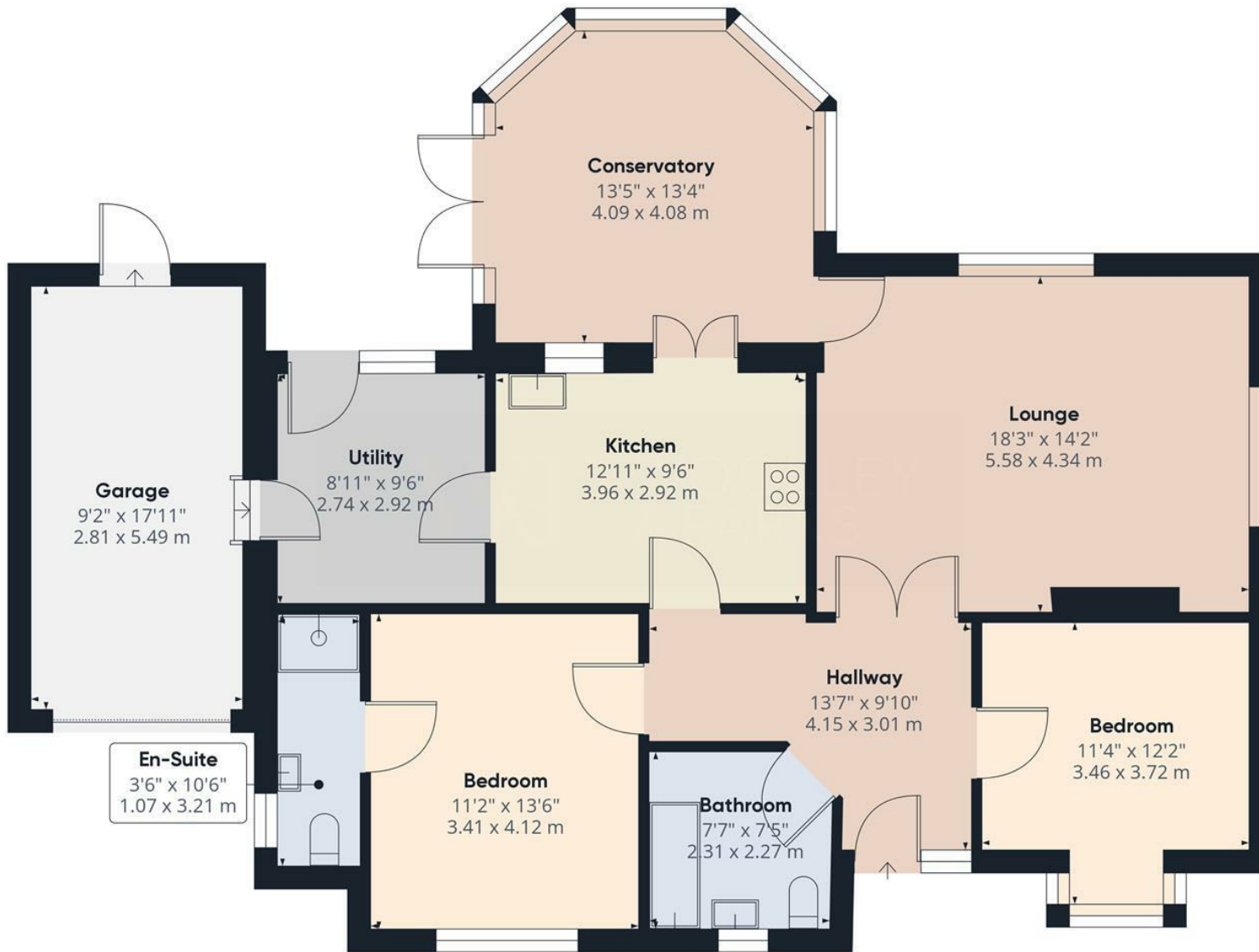
Disclaimer:
These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 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).







Approximate total area¹⁾

1312.59 ft²
121.94 m²

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.

GIRAFFE360

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------|---|------|
| Very energy efficient - lower running costs | Least | Very low greenhouse gas emissions - lower CO ₂ emissions | Best |
| 105-120 kWh/m ² /year (A) | | 10-15 g/kWh (A) | |
| 81-104 kWh/m ² /year (B) | | 16-20 g/kWh (B) | |
| 55-80 kWh/m ² /year (C) | 71 | 21-25 g/kWh (C) | |
| 39-54 kWh/m ² /year (D) | | 26-30 g/kWh (D) | |
| 23-38 kWh/m ² /year (E) | | 31-35 g/kWh (E) | |
| 7-22 kWh/m ² /year (F) | | 36-40 g/kWh (F) | |
| 1-6 kWh/m ² /year (G) | | 41-45 g/kWh (G) | |

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC