



**Plot 25, The Nurseries Driffield Road**  
**Driffield, East Yorkshire YO25 4SP**  
**Asking price £350,000**

**WP** WOOLLEY  
& PARKS

# Plot 25, The Nurseries Driffield Road, Driffield, East Yorkshire YO25 4SP

\*\*\* Ready Now \*\*\*

'The Beech' is a four bedroom, two bathroom family detached property complete with detached garage and private drive. 'The Nurseries' is located within the picturesque village of Kilham just 6 miles from the market town of Driffield. Being developed by Akkeri Homes, this property offers spacious and naturally light accommodation over two floors and will be completed to a high specification throughout. Charming and traditional in design The Beech will comprise entrance hall, cloakroom/w/c, formal lounge, to the front & Study. Overlooking the rear garden is a full width open plan living/dining/kitchen with a choice of fitted kitchen units and work surfaces plus quality integral appliances and separate utility with separate utility room with a side door access. Four well proportioned bedrooms to the first floor with 1 en-suite shower room off the main bedroom and large family bathroom. Externally the property benefits from single detached garage with a large driveway plus an impressive enclosed garden to the rear. Located on the edge of this sought after village with a variety of amenities to hand plus countryside walks on the doorstep and the East Yorkshire coast only a few miles away. Demand is already high so EARLY RESERVATION is recommended.

## About Kilham

The picturesque village of Kilham is located around six miles from the market town of Driffield, with Beverley and its many attractions just a 30-minute drive away. The village boasts a highly rated Church of England primary school, a Grade 1 listed parish church that dates back to Norman times, and a range of amenities that include a pub offering traditional ales and a welcoming environment. A perfect location for those seeking a tranquil home environment alongside a genuine sense of community, The Nurseries combines the very best of rural living with easy access to the rest of the county.

**Entrance Hall 12'1" x 5'10"**  
(3.7m x 1.8m)

**Cloakroom/WC 6'6" x 3'7"** (2m x 1.1m)

**Study 7'6" x 6'2"** (2.3 x 1.9)

**Living Room 16'0" x 10'2"** (4.9m x 3.1m)

**Open Plan Kitchen/Dining/Living 22'11" x 12'9"** (7m x 3.9m)

**Utility Room 7'2" x 3'3"** (2.2m x 1m)

**Landing 9'6" x 5'10"** (2.9m x 1.8m)

**Bedroom 1 10'9" x 10'2"** (3.3m x 3.1m)

**En-Suite Shower Room 6'6" x 4'11"** (2m x 1.5m)

**Bedroom 2 12'5" x 11'5"** (3.8m x 3.5m)

**Bedroom 3 13'1" x 11'5"** (4m x 3.5m)

**Bedroom 4 9'2" x 7'6"** (2.8m x 2.3m)

**Family Bathroom 6'6" x 3'3"** (2m x 1m)

## Outside

Turf to front and rear gardens

## Single Garage and Drive

## 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 local authority. The property is understood to be listed in council tax band

## New Build Specification

Please note that proposed specifications are for guidance only and may vary from plot to plot. They do not constitute any contract or guaranteed level of specification. Final specifications for "as built" purposes will be confirmed prior to exchange of legal contracts.

## 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.

## General Specification

The Beech will be finished to a high standard with the kitchen providing double oven and grill, sink unit complete with mixer tap over plus integrated fridge/freezer and dishwasher with plumbing and space for further free standing appliances.

Bathroom and En-Suite will both offer stylish three piece suites comprising bath to main family bathroom and fully tiled shower to En-suite, both will have attractive vanity style wash basins and low flush w/c.

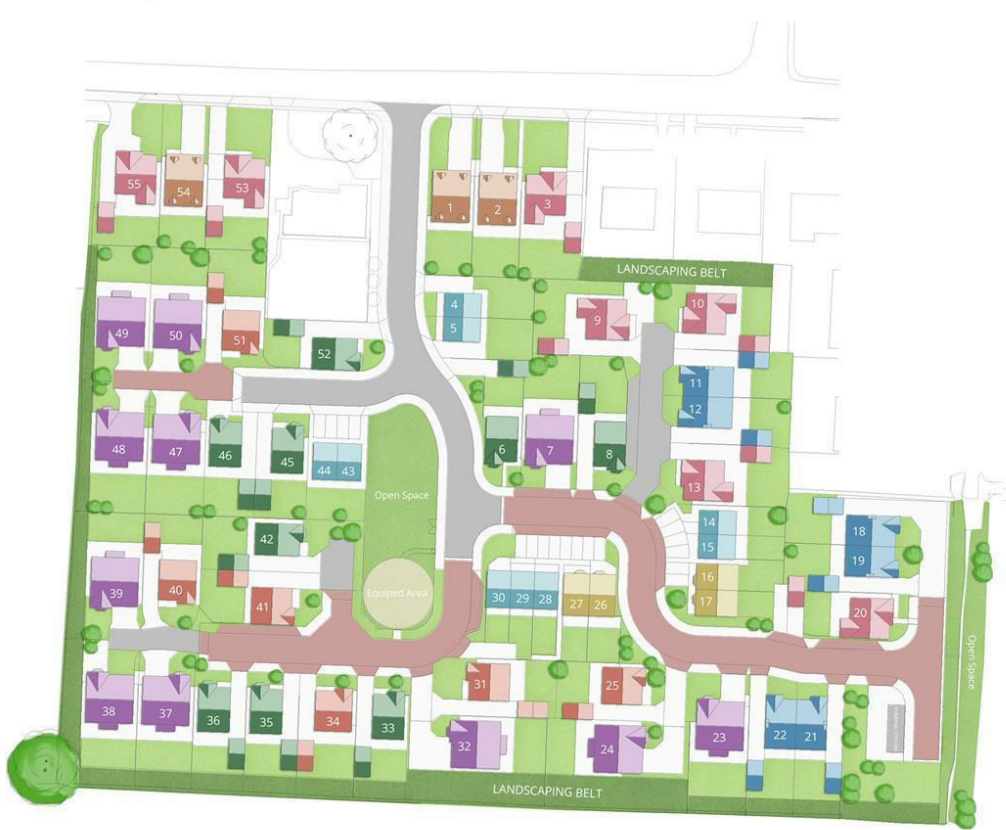
Floor coverings will be included with a water resistant laminate to kitchen, utility and wet areas plus carpets to the remaining floor area.

Television and telephone points to principal bedroom and lounge.

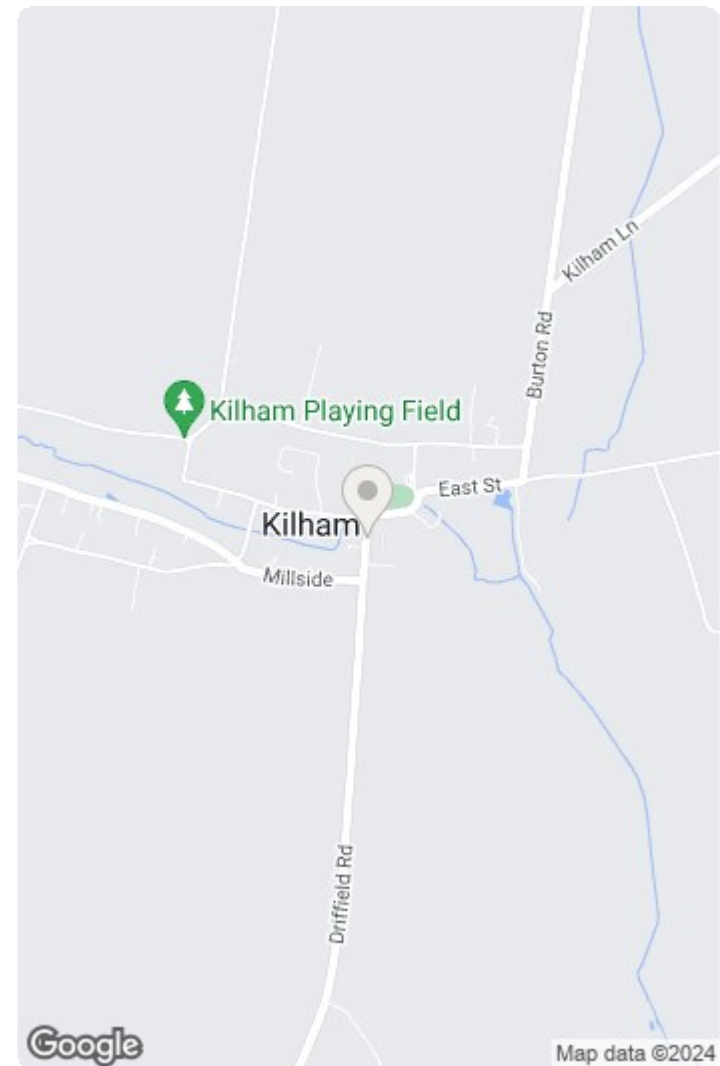
Turf to Garden

Power and Lighting to Garage.





- A The Beech
- B The Birch
- C The Cedar
- D The Pine
- E The Maple
- F The Ash
- G The Oak
- H The Willow



### Site Plan - The Nurseries, Kilham



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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