Plot 24, The Nurseries Driffield Road
Kilham, Driffield, East Yorkshire YO25 4SP
Asking price £435,000

W&P WOOLLEY & PARKS

Plot 24, The Nurseries Driffield Road, Kilham, Driffield, East Yorkshire YO25 4SP

** READY TO MOVE IN **
'The Oak' is a large four bedroom, three bathroom family detached property complete with integral garage and private drive. Plot 7 in phase 1 of this exciting new development, '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 Oak will comprise entrance hall, cloakroom/w/c, formal lounge with stunning bay window to the front, 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. Four well proportioned bedrooms to the first floor with 2 en-suite shower rooms off the main and second bedrooms and large family bathroom with separate shower. Externally the property benefits from single integral garage and parking 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.

Plot 24, The Oak

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.

Ground Floor

Entrance Hall 5'11" x 3'8" (1.80m x 1.12m)

Cloakroom/W/C 5'11" x 3'8" (1.80m x 1.12m)

Living Room

Open Plan Kitchen/Dining/Living 31'2" x 11'1" (extending to 17'0") (9.50m x 3.38m (extending to 5.18m))

Utility Room 7'3" x 5'10" (2.21m x 1.78m)

First Floor

Bedroom 1 16'9" x 13'4" (5.11m x 4.06m)

En-Suite Shower Room 11'8" x 6'8" (3.56m x 2.03m)

Bedroom 2 11'10" x 11'9" (3.61m x 3.58m)

Bedroom 3 15'6" x 10'1" (4.72m x 3.07m)

Bedroom 4 12'1" x 10'1" (3.68m x 3.07m)

En-Suite 2 11'8" x 3'10" (3.56m x 1.17m)

Family Bathroom 8'5" x 8'2" (2.57m x 2.49m)

Outside
Turf to front and rear gardens

Single Garage and Drive

General Specification:
The Cedar will be finished to a high standard with the kitchen providing double oven and grill, one and half bowl 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.

Tenure:
Freehold

Council Tax :
Council tax is payable to East Riding of Yorkshire local authority. The property is yet to be listed in a 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.

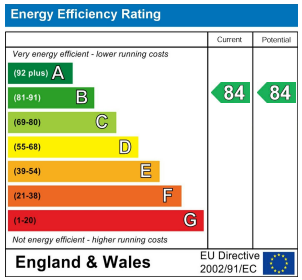
Ground Floor

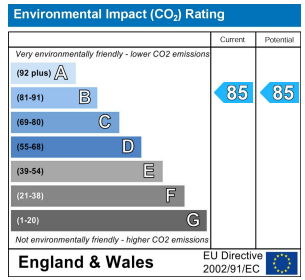
First Floor

AKKERI DEVELOPMENTS

The Oak - The Nurseries, Kilham

WOOLLEY & PARKS LAND & NEW HOMES





26 Market Place | Driffield | East Yorkshire | YO25 6AR
Tel: 01377 252095 | Email: Driffield@woolleyparks.co.uk | www.woolleyparks.co.uk

WOOLLEY & PARKS

WOOLLEY & PARKS

WOOLLEY PARKS

WOOLLEY & PARKS