**Four Candles Wansford Road**
**Driffield, East Yorkshire YO25 5NW**
**Price £400,000**

WOOLLEY & PARKS

*** A MUCH IMPROVED, SPACIOUS AND INDIVIDUAL DETACHED BUNGALOW ON A GENEROUS PLOT WITH EXCELLENT VEHICLE SPACE *** 360° VIRTUAL TOUR AVAILABLE ONLINE ***

This REMARKABLE family-sized bungalow is a real 'box ticker', and is sure to appeal to a wide range of buyers! Standing in an enviable position bordering town and countryside, the bungalow is believed to date back to circa 1920, and has been substantially improved in recent years by the present owners to provide a deceptively generous arrangement of FOUR BED/FOUR BATH accommodation that is beautifully presented throughout. Briefly comprising Entrance Hall, Lounge, fabulous Dining Kitchen and Day Room, Utility Room, four Double Bedrooms, three with En-suite Shower Rooms, and the main Bathroom. The bungalow stands centrally within a sizeable plot, with gated access to a substantial forecourt which provides ample space for multiple vehicles (Ideal for Caravan/Motorhome/Trailer etc), with a single garage and private lawned gardens. VIEWING IS ESSENTIAL!

## Entrance Hall
7'7" x 7'7" (2.31m x 2.31m)

A modern composite door, with double glazed panelling, provides an attractive entrance into a welcoming hallway, with built-in boiler cupboard, built-in cloaks cupboard, radiator and oak-finish laminate flooring. A corridor leads off towards the Bedrooms.

## Lounge
16'1" x 11'5" widens (4.90m x 3.48m widens)

A very comfortable reception room with two radiators, TV/media points, fitted carpet and an attractive fireplace housing a modern electric fire. The room is naturally light and airy, with a double glazed bay window to the front elevation and double glazed doors opening to the side garden.

## Dining Kitchen
17'11" x 12'4" (5.46m x 3.76m)

Incorporating the Day Room in a wonderfully social open plan arrangement, this impressive space really does form the hub of the home. The Kitchen is comprehensively fitted with a stylish range of base, wall and drawer units, plus an 'L' shaped central island, in a high-gloss laminate finish with complimenting quartz-effect worktops and solid wood-block breakfast bar, inset stainless steel sink unit and attractive mosaic splash back tiling. A range of integrated appliances include an electric double oven/grill, microwave, dishwasher and an induction hob with extractor cowl above. With double glazed doors opening to the side and tiled flooring extending throughout.

## Day Room
12'8" x 8'6" (3.86m x 2.59m)

With a contemporary styled log burner, vertical column radiator, TV point and a double glazed window to the front elevation.

## Utility Room
8'6" x 5'1" (2.59m x 1.55m)

Fitted with a run of base units and laminate work top, with stainless steel sink unit and recess space for freestanding appliances. With splash back tiling, chrome towel radiator, tiled flooring and a double glazed window.

## Main Bathroom
11'5" x 6'4" (3.48m x 1.93m)

A luxuriously appointed facility provides a modern white suite comprising bath tub, separate walk-in shower enclosure, vanity wash basin with fitted cabinetry and counter top, and a WC with concealed cistern. With attractive tiling, chrome towel radiator, shaver point and extractor fan.

## Bedroom
10'6" x 9'2" plus 7'1" x 5'7" (3.20m x 2.79m plus 2.16m x 1.70m)

A double bedroom with radiator, fitted carpet, built-in wardrobe and a double glazed window.

## En-Suite
6'7" x 4'10" (2.01m x 1.47m)

A modern white suite comprises of a corner shower enclosure with attractive wall boarding, pedestal wash basin and the WC, with splash back tiling, vinyl flooring, chrome towel radiator, extractor fan and a double glazed window.

## Bedroom
15'6" x 9'3" max (4.72m x 2.82m max)

Another good double room, with built-in wardrobe, radiator, fitted carpet, loft access hatch and double glazed windows to two elevations.

## En-Suite

A modern white suite comprises of a corner shower enclosure, pedestal wash basin and the WC, with attractive splash back tiling, vinyl flooring, chrome towel radiator, extractor fan, mirrored vanity cabinet and a double glazed window.

## Bedroom
14'9" x 7'9" plus entrance (4.50m x 2.36m plus entrance)

A good double room with built in double wardrobe, radiator, ceiling coving, fitted carpet and double glazed windows to two elevations.

## En-Suite

A modern white suite comprises of a corner shower enclosure, pedestal wash basin and the WC, with splash back tiling, vinyl flooring, chrome towel radiator, extractor fan and a double glazed window.

## Bedroom
9'2" x 8'8" (2.79m x 2.64m)

A smaller double room with radiator, TV point, fitted carpet and a double glazed window.

## External

The property sits side-on to the road, behind a hedged boundary with a gated vehicular entrance onto an expansive gravelled forecourt which provides generous parking space for multiple vehicles. This space is perfect for those with a Caravan, Motorhome, Trailer etc. A further gated access at the side of the bungalow leads through a carport space towards the detached single Garage.

## Gardens

Extending to the rear and side of the bungalow is a pleasant lawned garden with planted shrubbery and border, set within a fenced perimeter.

## 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 - B.

## 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.

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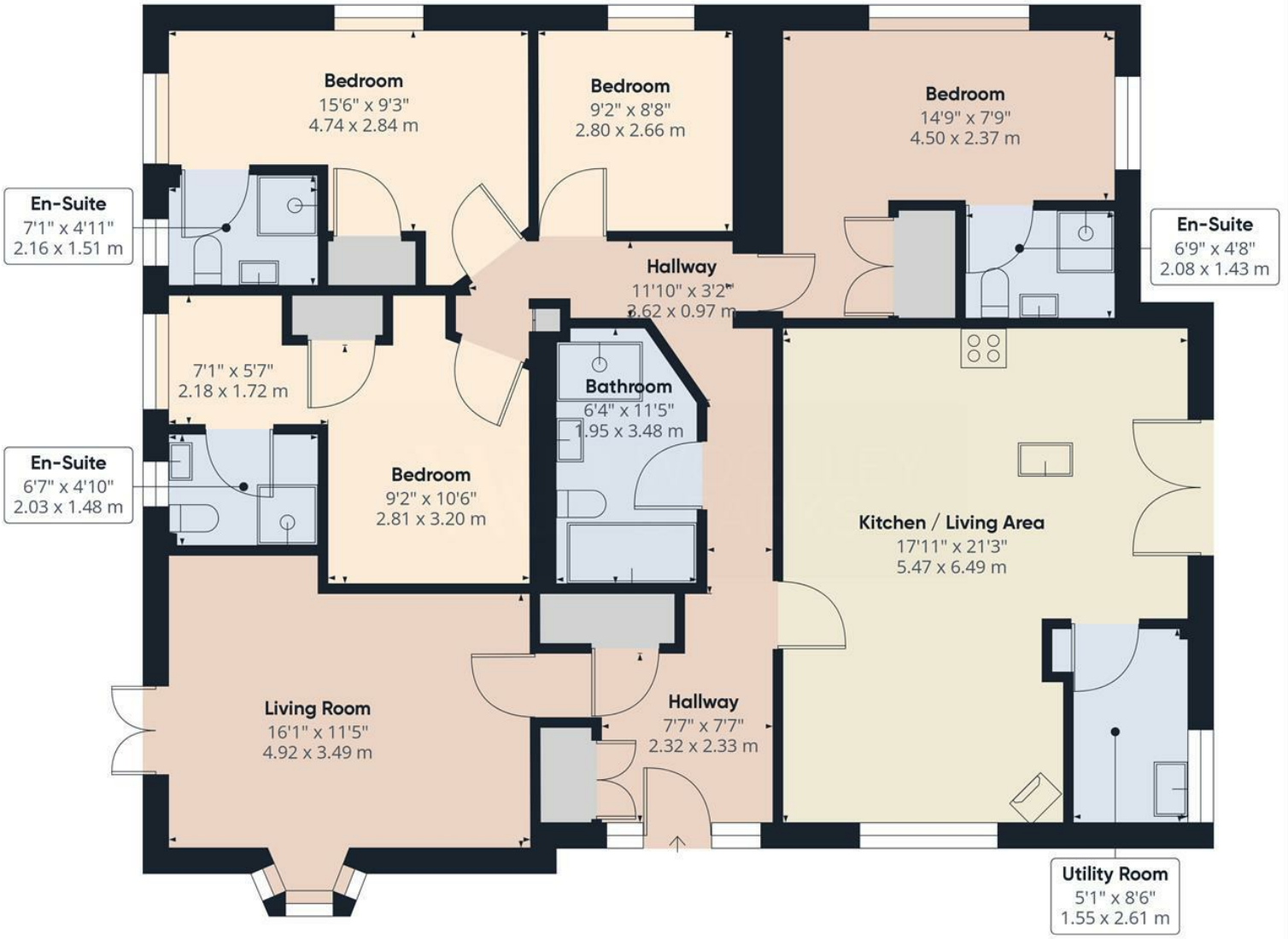


**Approximate total area**(1)

1474.23 ft²

136.96 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.

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