



1 Wilson Mews
Driffield, East Yorkshire YO25 5BT
Price £495,000

WP WOOLLEY
& PARKS

OUTSTANDING SHOW HOME IN A TURN KEY CONDITION 360° VIRTUAL TOUR AVAILABLE ONLINE ***

This beautifully presented property is an absolute must see. Constructed and completed to an excellent standard throughout with upgraded features to each and every room. Deceptively spacious with well proportioned accommodation over two floors all freshly decorated and naturally light. Built by Tilia Homes this property has been utilized as a show home for the past four years, having never been occupied the property is offered to next buyer in turn key condition. The property comprises an inviting entrance hall, cloakroom/w/c, office, formal lounge, formal dining room, open plan dining kitchen and utility room all to the ground floor with four double bedrooms, two en-suite shower rooms, dressing area off the main and family bathroom. Set within an impressive sized plot enjoying a south westerly facing garden to the side and rear plus fully detached triple garage currently used as the sale office with power supply, light and plumbing. Located within the sought after market town of Driffield boasting a variety of amenities to hand plus well regarded schools and transport links. Offered to the open market at a competitive price and with no onward chain this attractive home is sure to be in high demand so early viewings essential.



Entrance Hall 6'7" x 12'9" (2.03m x 3.90m)
Warm and inviting entrance hall with stylish composite door to front elevation, straight flight staircase leads to first floor accommodation with attractive flooring and central heating radiator.

Cloakroom/W/C
Fitted with a modern two piece suite comprising low flush w/c and pedestal wash basin, tiled splash backs, attractive flooring and central heating radiator.

Lounge 13'10" x 17'11" (4.24m x 5.47m)
Beautifully presented formal lounge with double glazed window to front elevation, opulent decor, central heating radiator, internal double door access to dining area with fitted carpets laid throughout.

Dining Room 13'10" x 10'4" (4.23m x 3.16m)
Hugely versatile reception room currently used as a formal dining space with double glazed French doors to rear elevation boasting unspoiled garden views, central heating radiator and fitted carpets.

Office 10'3" x 6'9" (3.13m x 2.07m)
Double glazed window to front elevation, central heating radiator and fitted carpets.

Dining Kitchen 17'0" x 10'3" (5.20m x 3.13m)
Open plan dining kitchen fitted with a comprehensive range of wall, base and drawer units in a shaker style finish with contrasting work surfaces, brushed chrome handles and matching splash backs, inset one and half bowl stainless steel sink with drainer and mixer tap over, integral appliances with double oven, four ring gas hob and fitted extractor hood plus dishwasher, fridge and freezer, large built in under stairs storage cupboard, inset LED spot lights, double glazed window and French doors to rear elevation, attractive wood effect flooring and central heating radiator.

Utility Room 5'6" x 5'10" (1.68m x 1.78m)
Matching utility room with integral washer, space for tumble dryer, fitted base units, wall mounted gas boiler, central heating radiator, composite door to side elevation and continued wood effect flooring.

First Floor Landing 12'5" x 3'2" (3.79m x 0.98m)
Spacious first floor landing with built in airing cupboard, fitted carpets, additional storage cupboard and central heating radiator.

Main Bedroom 14'0" x 11'2" (4.29m x 3.41m)

Impressive main bedroom with double glazed window to front elevation, two built in storage cupboards, central heating radiator and fitted carpets.

Dressing Area 3'2" x 7'4" (0.98m x 2.24m)
Two double door built in wardrobes with hanging rails and fitted carpets.

En-Suite Shower Room 8'7" x 4'7" (2.62m x 1.41m)
Attractive three piece suite comprising fully tiled double length shower cubicle with mains powered shower over, pedestal wash basin and low flush w/c, partially tiled walls, double glazed window to front elevation, inset LED spot lighting, wall mounted chrome heated towel rail and ceramic tiled flooring.

Bedroom Two 9'11" x 13'1" (3.04m x 3.99m)
A further double bedroom with double glazed window to front elevation, central heating radiator and fitted carpets.

En-Suite Shower Room 6'1" x 7'9" (1.86m x 2.38m)
Attractive three piece suite comprising fully tiled shower cubicle with mains powered shower over, pedestal wash basin and low flush w/c, partially tiled walls, double glazed window to front elevation, inset LED spot lighting, wall mounted chrome heated towel rail and ceramic tiled flooring.

Bedroom Three 11'3" x 10'2" (3.45m x 3.12m)
A further good sized double bedroom with double glazed window to rear elevation, central heating radiator and fitted carpets.

Bedroom Four 8'6" x 10'1" (2.60m x 3.09m)
Spacious single bedroom with double glazed window to rear elevation, central heating radiator and fitted carpets.

Family Bathroom 7'1" x 6'6" (2.17m x 1.99m)
Attractive fitted three piece suite comprising panelled bath complete with electric powered shower over, pedestal wash basin and low flush w/c, partially tiled walls, wall mounted chrome heated towel rail, inset LED spot lights to ceiling, double glazed window to rear elevation and ceramic tiled flooring.

External
Impressive sized plot with south westerly facing gardens to both the side and rear having been mainly laid to lawn with mature and established borders, paved patio area and gated side access.

Triple Garage and Drive
The property benefits from a brick built detached triple garage, currently used as the sales office with double glazed French doors to front elevation and personal door to rear. The garage benefits from having power, light and plumbing with hot and cold water supply. The garage is accessed via an extended block paved drive which provides ample off street parking.

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

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.

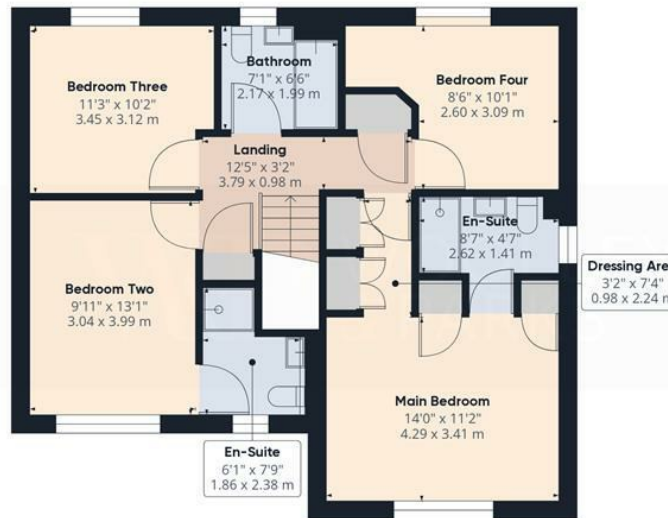
Virtual Viewing/Videos
A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1559.76 ft²
144.91 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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