



34 Nalton Drive
Driffield, East Yorkshire YO25 5GE
Offers over £305,000

WP WOOLLEY
& PARKS

*** SPACIOUS FAMILY HOME *** 360° VIRTUAL TOUR AVAILABLE ONLINE ***

Constructed by Barratt Homes in 2020 and benefitting from the remainder of the NHBC warranty this large four bedroom, two bathroom detached home offers spacious and versatile accommodation presented in a modern condition. Internally upgrades were made on build completion with accommodation comprising; Entrance Hall, WC, Study, Lounge, spacious Living Dining Kitchen and Utility Room to the ground floor, at first floor is the Main Bedroom with En-suite, three further double Bedrooms and the Family Bathroom. Outside there is a generous rear garden with a side driveway providing off street parking and a single garage. This family home is situated within close proximity of Driffield's market town centre which offers a wide range of amenities including supermarkets, restaurants, local and high street stores along with Primary, Junior and Secondary schools, a Leisure Centre and Railway Station which provides great travel links.



Entrance Hall

Enter through composite door into this spacious hallway with storage cupboard, carpeted flooring, coir Matt entrance flooring, radiator and stairs to first floor.

WC

2'9" x 5'5" (0.84m x 1.65m)

WC, wash basin with mixer tap and tiled splash backs, extractor fan, radiator and vinyl flooring.

Study

7'0" x 7'5" (2.13m x 2.26m)

A versatile reception room with carpeted flooring, telephone point, window to the front elevation and radiator.

Lounge

16'6" x 11'0" (5.04 x 3.36)

Naturally bright living room with window to the front elevation with fitted blind, carpeted flooring, two radiators and media panel with telephone and television points.

Living Dining Kitchen

11'9" x 26'7" (3.58m x 8.10m)

A spacious family area with space for living and dining. The kitchen offers a range of high gloss base, wall and drawer units with wood effect laminate work tops, matching upstands, under unit lighting and stainless steel one and a half bowl sink with drainer and mixer tap. Integrated appliances include electric oven, gas hob with glass splash back and extractor hood over, dishwasher and fridge freezer. There is ample dining space with French doors opening into the garden, and the day room is ideal for seating or as a play area. Vinyl flooring throughout, two windows to the rear elevation, television point and two radiators.

Utility Room

5'5" x 5'2" (1.65m x 1.57m)

Complimentary base and wall units to those in the kitchen with wood effect laminate work top, space and plumbing for a washing machine and dryer, extractor fan, vinyl flooring, radiator and composite door to outside.

First Floor Landing

Carpeted flooring, loft access hatch, radiator and large storage cupboard housing the hot water tank..

Main Bedroom

12'7" x 11'8" (3.85 x 3.57)

Spacious bedroom with dual aspect windows with fitted blinds, radiator, large freestanding wardrobe, telephone and television points and carpeted flooring.

En-suite

7'6" x 4'9" (2.29m x 1.45m)

Comprising fully tiled shower cubicle, WC and wash basin with mixer tap and tiled splash back. Extractor fan, radiator, vinyl flooring and electric shavers point.

Bedroom Two

11'2" x 14'2" (3.42 x 4.33)

A generous double bedroom with window to the front elevation with fitted blind, carpeted flooring and radiator.

Bedroom Three

10'11" x 9'3" (3.35 x 2.84)

A double bedroom with window to the rear elevation with fitted blind, carpeted flooring and radiator.

Bedroom Four

10'4" x 9'9" (3.15m x 2.97m)

A further double bedroom with window to the rear elevation with fitted blind, carpeted flooring and radiator.

Family Bathroom

5'6" x 7'0" (1.68m x 2.13m)

White three piece suite comprises bath with full height tiling and mixer tap with shower attachment, WC and wash basin with mixer tap and tiled splash back. Vinyl flooring, privacy window, radiator and extractor fan.

External

The front of the property has a landscaped forecourt garden with a paved path approaching the front door. A side driveway provides off street parking for two cars and gives access to the garage.

Garage

Up and over door, power and light.

Garden

A generous rear garden, being fully enclosed and mostly laid to lawn with a paved patio directly to the rear of the property and outdoor lighting.

Agents Note :

To date these details have not been approved by the vendor and should not be relied upon. Please confirm before viewing.

Council Tax :

Council tax is payable to East Riding of Yorkshire local authority. The property is understood to be listed in council tax band E.

Disclaimer :

These particulars are produced in good faith, are set out as a general guide only and do not 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.

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.

Services :

The property is understood to be connected to all main services. Heating is supplied by way of a gas fired boiler.

Tenure :

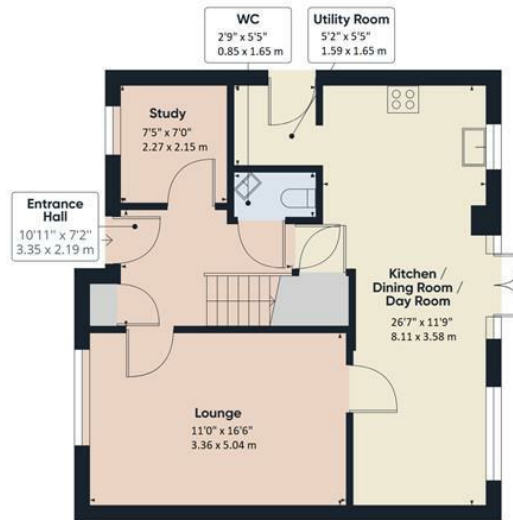
The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

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

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	
Current	Potential	Current	Potential
85	94	B	B

Energy Efficiency Rating: 85 (Current), 94 (Potential). Environmental Impact (CO₂) Rating: B (Current), B (Potential).