



30 Curlew Close
Driffield, East Yorkshire YO25 5HH
Price £285,000

WP WOOLLEY
& PARKS

IMMACULATELY PRESENTED FAMILY HOME 360° VIRTUAL TOUR AVAILABLE ONLINE ***

This deceptively spacious family home deserves more than a passing glance. Having been beautifully maintained by the current owner to offer a warm and inviting home that would suit any growing family. Naturally light accommodation over two floors with a modern decor and quality fixtures throughout. Porch extension to the front with entrance hall, lounge, open plan dining area, superb conservatory, breakfast kitchen, utility room and w/c all to the ground floor with four bedrooms, en-suite and family bathroom to the first. An impressive enclosed garden sits to the rear offering a fair degree of privacy throughout with single garage and private drive. Situated within a sought after location within the vibrant market of Driffield boasting a variety of amenities to hand plus well regarded schools and transport links. Internal viewing essential to fully appreciate the full size and quality of the home on offer.



Entrance Porch 3'4" x 4'7" (1.04m x 1.42m)
Superb porch extension with glazed external door to side elevation and double glazed window to front all with quarry tiled flooring.

Hallway 4'8" x 4'0" (1.43m x 1.24m)
Warm and inviting entrance hall with straight flight staircase leading to first floor accommodation, central heating radiator and fitted carpets laid throughout.

Lounge 13'3" x 13'3" (4.04m x 4.04m)
Well presented and naturally light lounge with double glazed windows to both front and side elevations, feature living flame gas fire with marble effect insert and decorative surround creates a superb focal point to the room with open plan dining area, under stairs storage cupboard, central heating radiator and fitted carpets.

Dining Area 9'2" x 8'0" (2.80m x 2.44m)
Open plan dining area with double glazed French door access to conservatory extension with central heating radiator and fitted carpets.

Conservatory 12'1" x 8'3" (3.70m x 2.54m)
Superb conservatory extension with double glazed windows to triple aspect, French door access to rear garden and wood effect laid flooring throughout.

Kitchen 9'3" x 11'11" (2.84m x 3.65m)
Attractive fitted kitchen offering a comprehensive range of wall, base and drawer units in a light beech wood finish with contrasting roll top work surfaces and tiled splash backs, inset one and half bowl stainless steel sink with drainer and mixer tap over, ample space and plumbing for free standing appliances with fitted extractor hood, double glazed window to rear elevation with central heating radiator and ceramic tiled flooring.

Utility Room 5'1" x 4'10" (1.57m x 1.48m)
Ample space and plumbing for free standing appliances with wall mounted gas central heating boiler, glazed external door to rear elevation and ceramic tiled flooring.

W/C 3'11" x 4'9" (1.20m x 1.47m)

Fitted with w/c and vanity style unit incorporating hand wash basin and storage, tiled splash backs, double glazed window to side elevation with central heating radiator and wood effect flooring.

First Floor Landing 2'9" x 9'10" (0.86m x 3.01m)
Access to loft space and fitted carpets.

Main Bedroom 11'1" x 10'3" (3.39m x 3.13m)
Spacious main bedroom with double glazed window to front elevation, built in over the stairs storage cupboard, central heating radiator and fitted carpets.

En-Suite Shower Room 5'2" x 5'9" (1.60m x 1.76m)
Fitted with an attractive three piece suite comprising fully tiled shower cubicle with mains powered shower over, vanity style unit incorporating hand wash basin plus storage and w/c, tiled splash backs, double glazed window to front elevation, central heating radiator and vinyl flooring.

Bedroom Two 11'5" x 9'4" (3.49m x 2.86m)
A further good sized double bedroom with double glazed window to rear elevation, central heating radiator and fitted carpets.

Bedroom Three 10'9" x 8'0" (3.30m x 2.44m)
Third good sized double bedroom with double glazed dormer style window to front elevation and further window to side, built in eaves storage, central heating radiator and fitted carpets.

Bedroom Four 8'7" x 8'7" (2.63m x 2.62m)
Fourth good sized bedroom currently used as a home office with double glazed window to rear elevation, central heating radiator and fitted carpets.

Family Bathroom 6'2" x 6'8" (1.90m x 2.05m)
Stylish three piece suite comprising panelled bath with mains powered shower over and fitted screen, vanity style unit incorporating hand wash basin and storage plus w/c, partially tiled walls, fitted extractor fan, double glazed window to rear elevation with central heating radiator and fitted carpets.

External
Well kept enclosed garden to the rear offering a fair degree of privacy throughout with elevated paved patio, formal lawn, well stocked borders, timber fenced surround, external storage shed and gated side access.

Single Garage and Drive
Single garage with up and over door to the front, power supply and light. The garage is accessed via a private 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 D

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

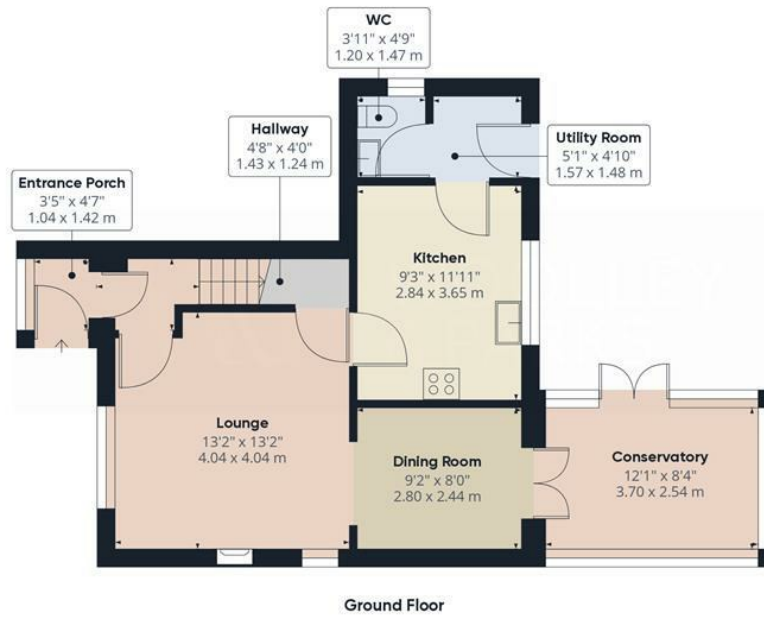
Disclaimer:
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Draft Details:
To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.

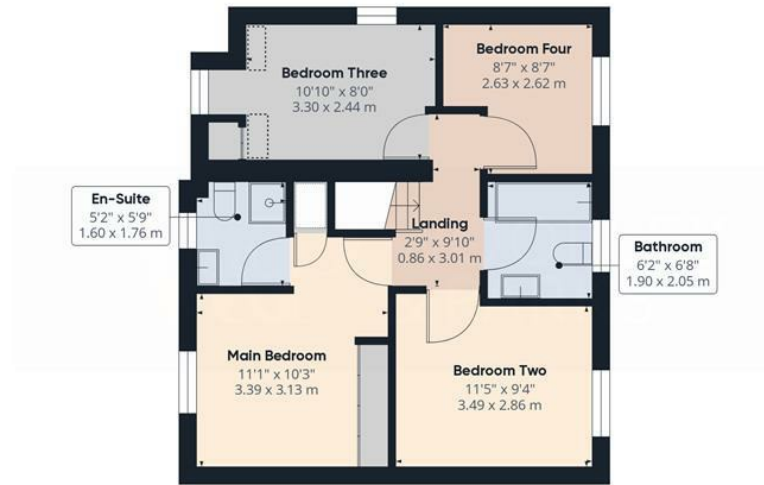
Virtual Viewing/Videos
A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place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







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1093.69 ft²
101.61 m²

Reduced headroom

5.59 ft²
0.52 m²

(1) Excluding balconies and terraces

⌄ Reduced headroom
(below 1.5m/4.92ft)

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	
Very energy efficient - lower running costs	Least	Very environmentally friendly - lower CO ₂ emissions	Least
92-100 A		10-15 A	
82-91 B		16-20 B	
69-81 C		21-25 C	
55-68 D		26-30 D	
39-54 E		31-35 E	
21-38 F		36-40 F	
1-20 G		41-45 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC