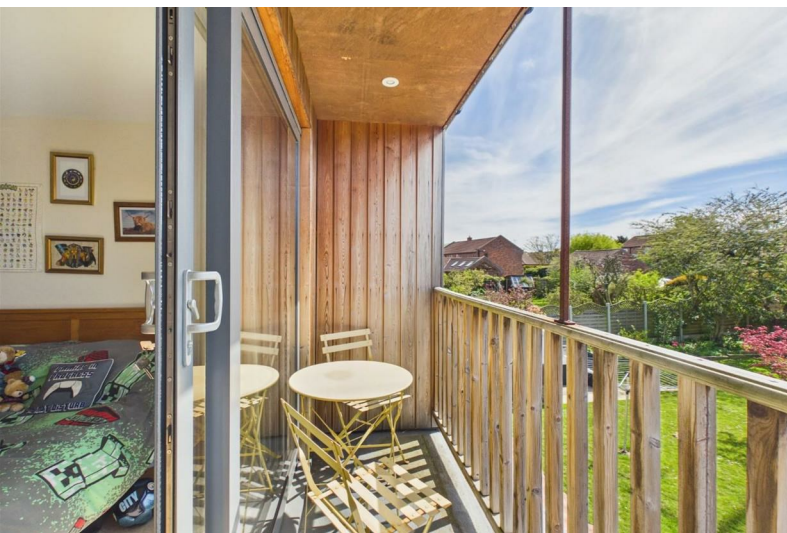




Meadowside West End

Kilham, YO25 4RR

Offers Around £475,000



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Kilham, Driffield, YO25 4RR

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Set in the charming West End of Kilham, Driffield, this substantial five-bedroom detached family home offers a perfect blend of comfort and modern living. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining. The ground floor features a convenient bedroom and a shower room, making it ideal for guests or those seeking single-level living. The first floor boasts a delightful balcony that overlooks the generously sized garden, providing a serene spot to enjoy the outdoors. The garden itself is perfect for family gatherings, gardening enthusiasts, or simply unwinding in a peaceful setting. This home is designed with energy efficiency in mind, equipped with solar panels and a mechanical heat recovery system, ensuring lower energy bills and a reduced carbon footprint. Additionally, the property offers plenty of parking, making it convenient for families and visitors alike. With its desirable location and thoughtful features, this property is an excellent opportunity for those seeking a spacious family home in a tranquil setting. Don't miss the chance to make this wonderful house your new home.

- Substantial five bedroom detached family home
- Stunning open plan kitchen/diner with snug
- Solar Panels
- Set in a lovely village location
- Wood burning stove to sitting room
- Generous size garden with first floor balcony
- Ground floor bedroom and shower room
- Fully double glazed with mechanical heat recovery system
- Utility room and integral garage

Entrance Hall

Composite door and windows to the front aspect, stairs leading to the first floor landing and radiator.

Sitting Room

Doors to the snug with built in blinds, double glazed window to the front aspect, coving, wood burning stove with stone hearth and wooden mantle piece, radiator, TV point and power points.

Open Plan Kitchen Diner

Modern open plan area with sliding doors to the rear aspect, inset spotlights, wall and base units, composite granite effect worktops with island unit, inset sink, double Belfast style sink with mixer tap with pull out hose, space for fridge/freezer, integrated dishwasher, eye-level built in double oven, induction hob with integrated extractor, tiled flooring with underfloor heating, TV point and power points, built in cupboard which is ideal for additional storage.

Snug/ Second Reception Room

Sliding doors to the rear aspect, built in shelving and power points. There are doors which open up to the sitting room if required.

Utility Room

Door to the rear aspect leading out to the garden and door to the integral garage, inset spotlights, splash back, wall and base units, sink with mixer tap and pull out hose, plumbing for washing machine, tiled flooring and power points.

Bedroom Five (Ground Floor)

Window to the front aspect, inset spotlights, space for large freestanding wardrobes, radiator and power points.

Shower Room

Inset spotlights, three piece bathroom suite comprising: low flush WC, sink with vanity unit and mixer tap with tiled splash back, large walk in shower with rainfall shower and separate shower attachment, laminated flooring and extractor fan.

First Floor Landing

Window to the front aspect, coving, telephone point and power points. Loft access.

Master Bedroom

Window to the front aspect, radiator and power points.

En-Suite

Opaque window to the rear aspect, inset spotlights, three piece bathroom suite comprising: low flush WC, sink with vanity unit, mixer tap and splash back, large walk in shower, laminate flooring, heated towel rail and extractor fan.

Bedroom Two

Sliding doors to the rear aspect leading out to a balcony overlooking the garden, radiator, TV point and power points.

Bedroom Three

Window to the front aspect, coving, built in wardrobe, radiator, TV point and power points.

Bedroom Four

Window to the rear aspect, built in wardrobes, radiator and power points.

Family Bathroom

Family bathroom with opaque window to the side aspect, inset spotlights, three piece bathroom suite comprising: low flush WC, sink with vanity unit, mixer tap and splash back, panelled bath with rainfall shower and separate shower attachment, vinyl flooring, heated towel rail and extractor fan.

Tel: 07515763622

Exterior

South facing garden, predominantly laid with lawn, patio area to the immediate rear and to the side aspect of the garden; ideal for seating, vegetable patch, raised beds with planted flowers, shrubs and mature trees, space for a greenhouse, summer house, garden shed, timber fencing throughout and gated side access.

Garage

Electric roller door with window to the side aspect, partially boarded roof, space for additional white goods and vent for a dryer. Water tank, power and lighting.

Parking

Ample block paved parking to the front for six cars and would be ideal for caravans or motorhomes. Additional open plan lawn area.

Services

Mechanical heat recovery system throughout the house with vents in each room. The central unit is located in the loft. Mains water, electric and drainage.

There are also solar panels.

Air Source Heat Pump.

Council Tax Band E

Kilham

Kilham is a village and civil parish in the East Riding of Yorkshire. It is situated about 5 miles north-east of Driffield town centre. Kilham is a historic village in the Yorkshire Wolds featuring a village shop, two public houses (The Old Star and The Star Inn), a primary school, and a community hall. Amenities include a playing field with sports courts, a village pond, and the Norman-era All Saints Church.

AML Checks

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to carry out identity checks on all purchasers. A charge of £39.17 (plus VAT) per property will be payable to cover the cost of these checks. This fee is non-refundable and is payable upon acceptance of an offer.



Road Map



Hybrid Map



Terrain Map



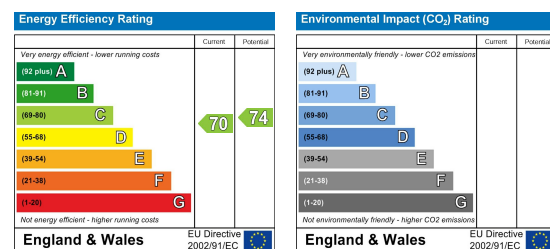
Floor Plan



Viewing

Please contact our Boutique Property Shop Office
on 07515763622 / 01653 524224 if you wish to arrange a viewing
appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.