



**18 New Walk**  
, YO25 5LE

Offers Over £250,000



# 18 New Walk

, Driffield, YO25 5LE

## Offers Over £250,000



A beautifully presented three bedroom family home located in the sought after market town of Driffield. This stunning home is presented to a very high standard throughout and ready for someone to move straight in! With a useful entrance porch, open plan dining room, double aspect sitting room with an adjoining sunroom, modern fitted kitchen and ground floor WC. Two the first floor there are three immaculate bedrooms and a recently fitted luxury bathroom with shower. Externally the property comes with a good sized driveway which provides plenty of parking, an open plan lawn to the front, a detached garage with side access door and a low maintenance, fully secure and enclosed paved garden, perfect for entertaining on a summers day. A gorgeous home in a lovely location.

- IMMACULATE THREE BEDROOM FAMILY HOME
- GARAGE AND PLENTY OF PARKING
- GROUND FLOOR WC
- TWO RECEPTION ROOMS
- LOW MAINTENANCE ENCLOSED GARDEN
- VIEWING A MUST!
- EXTENDED SUNROOM OVERLOOKING THE GARDEN
- GREAT LOCATION

### Entrance Porch/Lobby

Entrance with composite door to side elevation, double glazed external door access to dining room and tiled flooring.

### Dining Room

Currently used as a formal dining space with double glazed window to front elevation, staircase leading to the first floor accommodation with attractive fitted coving, stylish central heating radiator and wood effect flooring.

### Sitting Room

A stunning double aspect room with double glazed window to front elevation and French doors access to the sunroom, feature living flame fire with exposed brick surround, timber mantle and tiled hearth, fitted coving, central heating radiator and wood effect flooring.

### Sunroom

Superb sunroom with full roof including inset spot lighting, double glazed windows to dual aspect and French doors to rear garden, central heating radiator allowing the room to be used all year round with wood effect flooring.

### Kitchen

Modern fitted kitchen offering a wide range of wall, base and drawer units in a white gloss finish with contrasting roll top work surfaces, brushed chrome handles and tiled splash backs, inset one and half bowl sink unit with drainer and mixer tap over, ample space and plumbing for free standing appliances, inset LED spot lighting, double glazed window to rear elevation, wood effect flooring, composite door and stylish vertical central heating radiator.

### Ground Floor WC/Utility

Fitted with a low flush WC and hand wash basin. Plumbing for washer/dryer and wood effect flooring.

## First Floor Landing

With loft access to part boarded loft space and coving to the ceiling.

## Bedroom One

A beautifully presented double bedroom with double glazed window to front elevation, two double door built in cupboards, providing ample storage and central heating radiator.

## Bedroom Two

Another good sized double bedroom with double glazed window to front elevation, further built in storage cupboards and central heating radiator.

## Bedroom Three

A spacious single bedroom with double glazed window to rear elevation and central heating radiator.

## Bathroom

A newly fitted family bathroom with a bespoke three piece suite, comprising of panel bath with mermaid boards, electric power shower over with fitted screen, vanity style unit with hand wash basin, storage and low flush WC. Double door built in storage, double glazed window to rear elevation and wall mounted chrome heated towel rail.

## Exterior

The property enjoys a good sized plot with lawn garden to the front complete with well stocked and decorative borders. The south facing rear garden has been flagged throughout providing a great place to entertain with timber fenced surround, two storage sheds, personal door to single garage and gated side access.

## Garage

Brick built single garage with up and over door, power supply and light. The garage is accessed via a gravelled drive offering ample off street parking and turning area.

## Services

Mains connected to water, electric, drainage and gas.

## Council Tax Band B

The town of Driffield is served by Driffield railway station on the Yorkshire Coast Line, with services direct to Sheffield, Doncaster, York, Hull, Beverley, Bridlington, and Scarborough.

There are also good road links to Hull, Pocklington, Beverley, Bridlington, York and Scarborough. The town offers many local amenities and good primary and secondary schooling.



## Road Map



## Hybrid Map



## Terrain Map



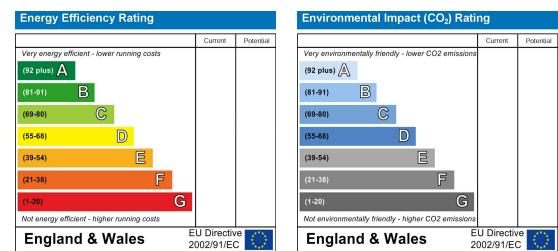
## Floor Plan



## 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



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