



24 Nunings Way
Nafferton, YO25 4HL
Offers over £300,000

WILLOWGREEN
ESTATE AGENTS

A STUNNING FOUR BEDROOM DETACHED HOME! This exceptional executive detached home offers a blend of luxury and functionality in one of the most desirable village neighbourhoods. With quality fittings and meticulously designed interiors, this property truly caters to those seeking space, modern living in an exclusive setting.

The property briefly comprises, entrance hall, lounge, cloaks/ wc, kitchen/diner, conservatory, landing, master bedroom with ensuite, three further bedrooms and fully fitted bathroom with shower. Integral single garage and good sized rear garden.

Nafferton is situated south of the A614 (Driffield to Bridlington) road and north of the Hull to Scarborough railway line. The railway station and bus service provides public transport to the neighbouring coastal market towns including Driffield which is 2 miles distant. The village has a much sought after primary school, Norman Church standing on rising ground overlooking the spring fed mere, which is a focal point in the village. Other facilities include post office, public houses and recreation ground etc.

EPC - TBC



ENTRANCE HALL 8'2" x 5'11" (2.50 x 1.82)
With composite door into, tiled flooring, coving, underfloor heating, understairs cupboard and doors to.

CLOAKS/ WC 2'11" x 5'11" (0.91 x 1.81)
With modern white suite, comprising pedestal wash hand basin , low level wc, tiled flooring and window to front elevation.

LOUNGE 13'10" x 15'4" (4.22 x 4.68)
With bay to front elevation, window to side elevation, feature fireplace with electric fire in situ, TV point and coving.

KITCHEN/ DINER 21'10" x 10'3" (6.68 x 3.14)
A recently re-fitted kitchen diner with modern range of units, drawer unit, range cooker with extractor and tiled splash back, inset sink with mixer tap, integrated dishwasher, breakfast bar, work surface over and upstand, tiled flooring and under floor heating. Window to rear elevation, bi-fold doors to conservatory and door to utility room.

UTILITY 4'3" x 5'10" (1.32 x 1.79)
With wall mounted gas central heating boiler, space for washer and dryer. Tiled floring and underfloor heating.

CONSERVATORY 14'3" x 8'10" (4.35 x 2.70)
A beautifully fitted conservatory with glass and solid roof, laminate flooring and French doors to garden and door to garage.

LANDING 11'3" x 3'5" (3.43 x 1.06)
With airing cupboard housing hot water cylinder, radiator, coving, loft access and doors to.

BEDROOM 1 14'0" x 13'4" (4.27 x 4.07)
With window to front elevation, radiator, range of built-in wardrobes, coving and door to en-suite.

EN-SUITE 4'8" x 8'2" (1.43 x 2.49)
With modern white suite comprising, shower cubicle with thermostatic shower over, low level wc and pedestal wash hand basin, tiled splash back and flooring, window to side elevation and extractor.

BEDROOM 2 9'1" x 16'7" (2.78 x 5.07)
With window to front and rear elevation and radiator.

BEDROOM 3 10'6" x 10'6" (3.22 x 3.21)

With window to rear elevation and radiator.

BEDROOM 4 9'4" x 7'1" (2.86 x 2.16)
With window to rear elevation and radiator.

BATHROOM 7'11" x 5'6" (2.43 x 1.69)
With modern white suite comprising shower cubicle, thermostatic shower over, glass screen, panelled bath, pedestal wash hand basin and low level wc, heated towel ladder, part tiled walls and tiled flooring.

GARDEN
A super open plan frontage with lawned areas, parking and gated access to the rear of the property. The rear of the property is securely fenced with patio, large decked area and a generous lawn.

GARAGE
The garage is an integral single brick garage, with power and light connected.

PARKING
There is parking to the front of the garage.

TENURE
We understand that the property is Freehold.

SERVICES
All mains services are connected.

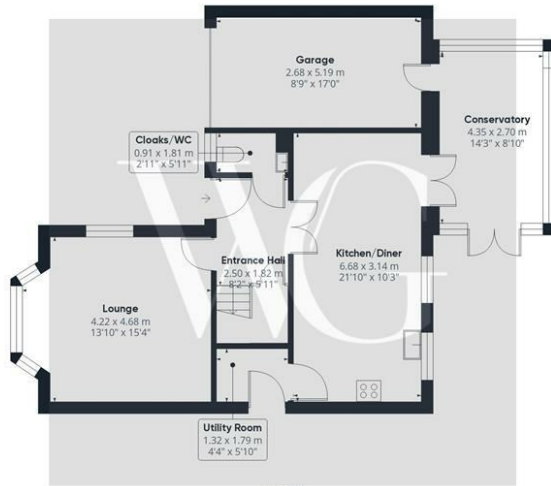
ENERGY PERFROMANCE CERTIFICATE
we understand that the energy performance rating is C.

COUNCIL TAX BAND
We understand that the council tax band is E.

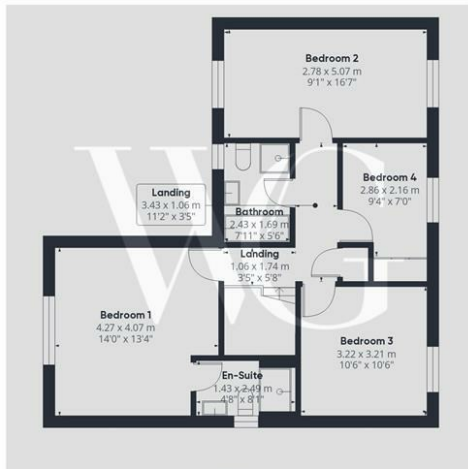
NOTE
The property is sold with vacant possession and no chain.







Floor 1



Floor 2

WG

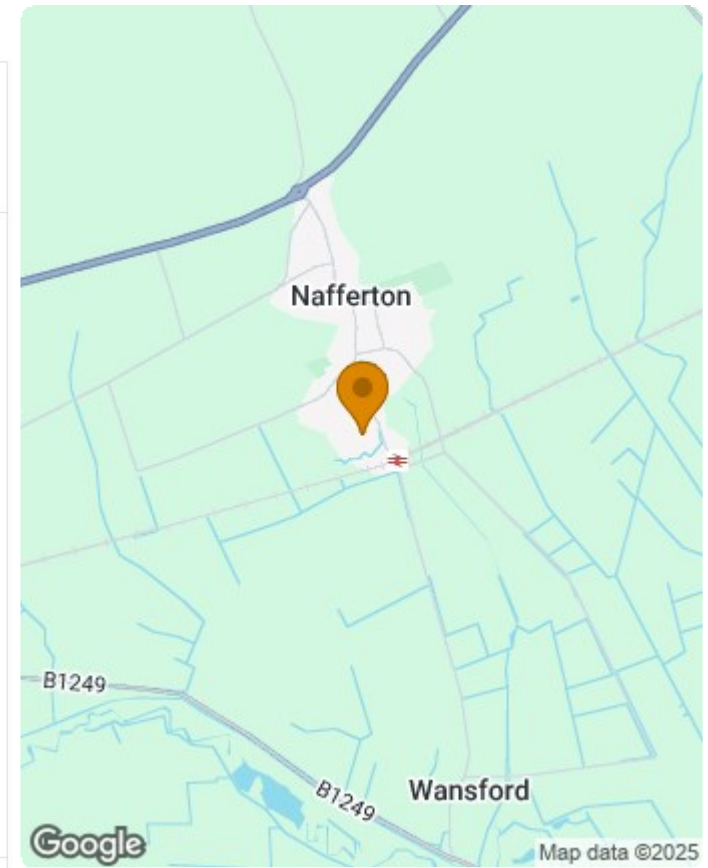
Approximate total area⁽¹⁾
139.31 m²
1499.51 ft²

(1) Excluding balconies and terraces

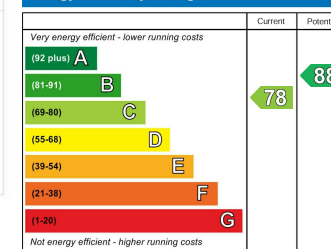
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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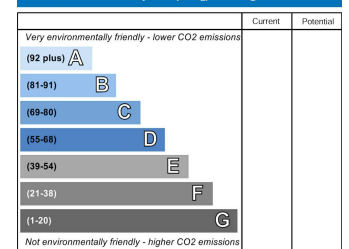
Energy Efficiency Rating



England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales

EU Directive 2002/91/EC



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