



**Cedar Lodge Bridlington Road**  
**Driffield, YO25 5HZ**  
**Asking price £425,000**

  
**WILLOWGREEN**  
ESTATE AGENTS



VIEWING HIGHLY RECOMMENDED! NON-ESTATE POSITION!

Cedar Lodge, a distinctive and spacious detached property offering a rare blend of character, functionality, and style. Set in a prime location with easy access to schools, shops, and local amenities including the leisure centre. This exceptional home is perfect for growing families or those seeking flexible living space. PRIVATE GARDEN.

Offering, four generously-sized bedrooms on the first floor, plus an additional ground floor bedroom ideal for guests, extended family, or a home office. Well-appointed family bathroom and separate shower room offering convenience and comfort with plenty of storage space.

Enjoy a beautifully landscaped garden with a large Indian stone flagged patio, perfect for entertaining, and a spacious lawned area ideal for family life. Benefit from two garages, a covered area, and plenty of driveway space.

EPC rating D





**ENTRANCE HALL** 2'9" x 5'10" (0.86 x 1.78)  
With oak timber door into, laminate flooring, storage cupboard housing wall mounted gas central heating boiler, wall mounted 'nest' thermostat and doors to.

**SHOWER ROOM** 7'10" x 5'2" (2.40 x 1.60)  
With modern white suite, quadrant shower cubicle with thermostatic shower over, pedestal wash hand basin, low level wc, bidet, laminate flooring, 1/2 panelled walls, extractor fan, coving, ceiling spotlighting and light up mirror.

**KITCHEN/SITTING AREA** 27'1" x 10'6" (8.26 x 3.21)  
With range of modern wall, base and drawer units, breakfast bar, integrated dishwasher and fridge, range cooker, splash back and extractor hood, granite work surfaces, stainless steel 1 1/2 bowl sink and mixer tap, tiled flooring, ceiling spotlighting and window to side elevation, radiator. Sitting area with wall mounted gas fire, laminate flooring, radiator, TV point, window to rear elevation.

**LOBBY** 8'8" x 6'4" (2.66 x 1.94)  
With laminate flooring, French doors to the garden and door to garage and ground floor bedroom.

**GROUND FLOOR BEDROOM** 11'6" x 9'2" (3.53 x 2.80)  
With window to rear elevation, radiator, TV point and coving.

**GARAGE** 8'11" x 11'9" (2.73 x 3.59)  
With up and over door, power and light connected, plumbing for washing machine, loft access.

**LOUNGE** 17'11" x 25'5" (5.48 x 7.77)  
A bright and spacious room with patio doors overlooking the garden, feature fireplace with multi-fuel stove in situ, timber flooring, bespoke 1/4 turn wrought iron staircase with timber treads, three radiators and storage cupboard.

**LANDING** 7'2" x 11'8" (2.20 x 3.56)  
With two windows to side elevation, coving, loft access and doors to.

**PRINCIPAL BEDROOM** 16'8" x 8'6" (5.09 x 2.61)  
With range of fitted wardrobes, window to side elevation, radiator, TV point and door to balcony.

**BALCONY** 10'0" x 10'11" (3.07 x 3.35)

A super space for morning coffee, decked area, feature stainless steel and opaque glass balustrade.

**BEDROOM 2** 9'8" x 10'0" (2.97 x 3.05)  
With range of fitted furniture, wardrobes and top boxes, window to side elevation, radiator.

**BEDROOM 3** 10'6" x 11'3" (3.22 x 3.44)  
With range of fitted furniture, radiator and window to side elevation.

**BEDROOM 4** 11'8" x 6'0" (3.56 x 1.85)  
With wardrobes, radiator and window to side elevation.

**BATHROOM** 7'7" x 8'7" (2.33 x 2.63)  
With modern white suite, shaped panelled bath with taps, modern white sink with vanity unit, walk-in shower cubicle, thermostatic shower over, mirror with light, fully tiled throughout, window to side elevation, heated towel ladder, coving and electric underfloor heating.

**CLOAKS / WC**  
With modern white comprising pedestal wash hand basin and low level wc, tiled flooring and part tiled walls, window to side elevation, radiator, coving and ceiling spotlighting.

**GARDEN**  
A beautiful wrap around garden with walled frontage and large lawned area, wrought iron gated access from Bridlington road, colourful shrubs, trees and borders, offering a delightful space for families, gated access to indian stone flagged patio, which wraps around to the rear, the garden offers privacy and seclusion, there is a side driveway leading the the garaging and covered area.

**GARAGE 2**  
There is a further garage with access from the gravelled driveway.

**TENURE**  
We understand that the property is Freehold.

**SERVICES**  
All mains services are connected.

The property has solar panels for the hot water.

**ENERGY PERFORMANCE CERTIFICATE**  
The energy performance rating is D.

**COUNCIL TAX BAND**  
The council tax band is D.

**NOTE**  
The property has CCTV and is alarmed.

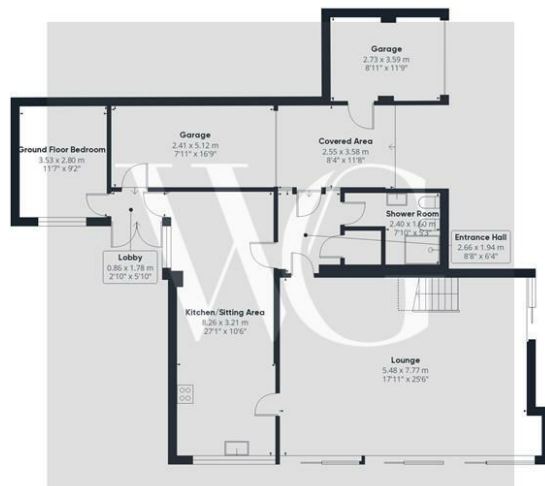












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**Approximate total area<sup>(1)</sup>**

189.77 m<sup>2</sup>  
2042.69 ft<sup>2</sup>

**Balconies and terraces**

10.12 m<sup>2</sup>  
108.93 ft<sup>2</sup>

**Reduced headroom**

1.88 m<sup>2</sup>  
20.23 ft<sup>2</sup>

(1) Excluding balconies and terraces

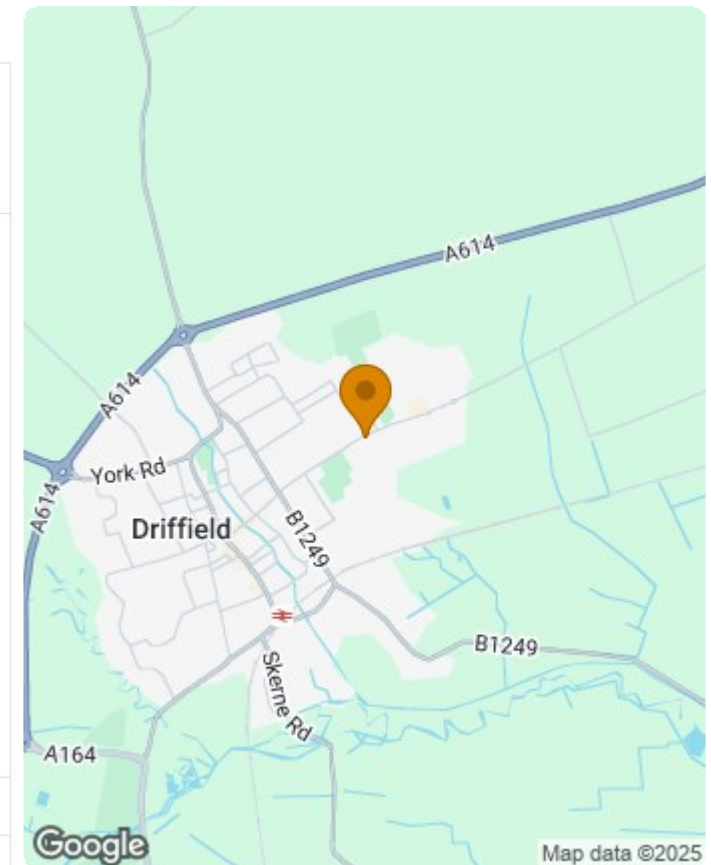
**Reduced headroom**

Below 1.5 m/5 ft

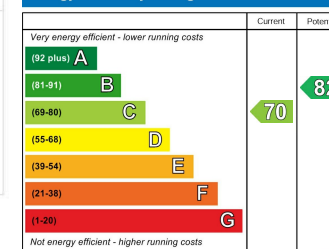
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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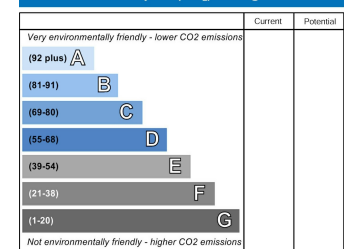
**Energy Efficiency Rating**



England & Wales

EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**



England & Wales

EU Directive 2002/91/EC



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