



30 Berriman Drive  
Driffield

YO25 5DX

ASKING PRICE OF

**£320,000**

4 Bedroom Detached House

■ **Ulllyotts** ■  
EST 1891

01377 253456



Garden



## 30 Berriman Drive, Driffield, YO25 5DX

An outstanding modern home, constructed by Bellway Homes and having been upgraded from its original specification to include a wealth of high-quality extras. Given the size of the property, this is an ideal family home which provides generously proportioned bedrooms with the master bedroom having its own en-suite. The ground floor features a beautifully presented lounge and there is an additional ground floor room offering the versatility to be utilised as either a playroom, office, or maybe hobbies room. The main hub of the house, however, is the rear facing dayroom and kitchen, a vast open plan space which would easily accommodate a sofa or even dining table, if required. This room has direct access onto the rear garden.

The location of this property is again of note, being towards the end of this phase of the development and as such, is a relatively quiet setting.

### DIRECTIONS

From Driffield Market Place head east along Exchange Street and onto New Road. Continue through the traffic lights onto Bridlington Road, travelling past Driffield school and also the Leisure Centre. At the roundabout on the fringe of Driffield take the left-hand turn onto Berriman Drive and continue along the road, finding the property numerically.

### DRIFFIELD

Driffield remains a market town, notwithstanding the closure of the livestock market in 2001. The central shopping area includes a weekly stalled market, with shops providing a wide range of goods and services for everyday needs supplemented by retailers such as B&M, Iceland, Boyes, Peacocks, Yorkshire Trading, Tesco and Lidl. Many local shops provide a personal service, in addition to a wide range of goods. Other amenities include a modern Sports Centre with swimming pool, cricket, tennis, bowls, football and rugby teams, dancing, gyms etc. together with many clubs and associations. Road and rail links to the neighbouring coastal market towns, including Beverley, Hull and beyond.



Entrance Hall



Lounge



Lounge



Study/Playroom

## Accommodation

### ENTRANCE HALL

A superb entrance to the property with staircase leading off to the first floor. Luxury vinyl flooring laid in a very attractive herringbone pattern, the flooring extends into the day room and kitchen. Radiator.

### LOUNGE

17' 4" x 11' 3" (5.3m x 3.43m)

With front facing window. Radiator.

### STUDY/PLAYROOM

9' 3" x 7' 0" (2.84m x 2.15m)

With front facing window. Radiator.

### CLOAKROOM/WC

With low-level WC and wash basin. Radiator.

### DAYROOM/KITCHEN

25' 10" x 11' 1" (7.88m x 3.38m)

A vast open plan space being fitted with a wealth of kitchen units including base and wall mounted cupboards finished with Shaker style doors and low-level lighting. Upgraded worktops and recessed sink. Integrated Zanussi electric double oven and integrated concealed fridge freezer plus dishwasher. Low level electric kick space heater.

This room opens into a delightful additional space which could be utilised as a separate room in its own right as it will easily accommodate a sofa or even dining table. There are French doors leading out onto the rear garden.

### UTILITY ROOM

7' 10" x 4' 11" (2.39m x 1.51m)

With single base and wall mounted cupboards finished with Shaker style doors, recessed sink and upgraded worktop. Plumbing for automatic washing machine and space for a dryer.

### FIRST FLOOR

#### LANDING

#### MASTER BEDROOM

18' 9" x 11' 2" (5.74m [max] x 3.42m [max])

Front facing window. Built in range of wardrobes with sliding mirrored doors. Radiator.

#### EN-SUITE

With modern fully tiled shower enclosure and having a plumbed-in shower, pedestal wash basin and encased cistern WC. Radiator.



Dayroom/Kitchen



Dayroom/Kitchen



Utility Room



Landing

### BEDROOM 2

12' 7" x 14' 2" (3.84m x 4.32m)

With front facing window. Radiator.

### BEDROOM 3

11' 0" x 9' 6" (3.37m x 2.9m)

With rear facing window. Radiator.

### BEDROOM 4

9' 11" x 8' 3" (3.04m x 2.53m)

With rear facing window. Radiator.

### BATHROOM

With full suite comprising panelled bath having a shower over and glass side screen. Pedestal wash basin and encased cistern WC. Fully tiled around the shower with half tiled splash back around the WC and wash basin. Luxury vinyl flooring.

### OUTSIDE

The property stands back from the road behind its own front forecourt style garden. There is a side drive which provides off-street parking and leads to a single garage. To the rear of the property is a good-sized expanse of garden which is predominantly laid to lawn. The garden extends to the rear of the garage.

### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 134 square metres.

### CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

### DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

### TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

### SERVICES

All mains services are available at the property.

### COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band E.

### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band B.



Master Bedroom



Master Bedroom



En-suite



Bedroom

This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

**NOTE**

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

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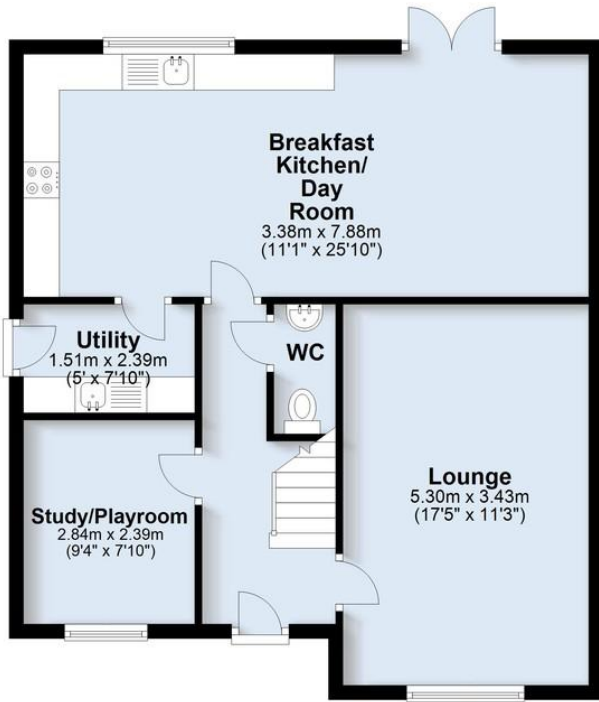
**VIEWING**

Strictly by appointment with Ulllyotts.

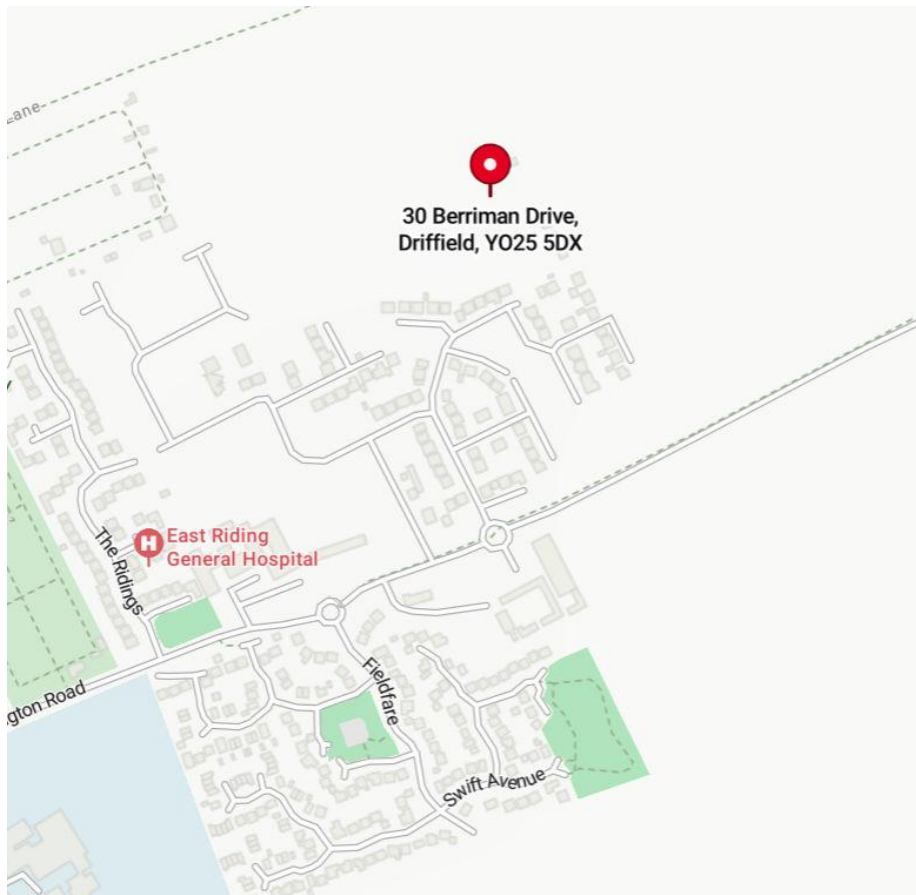
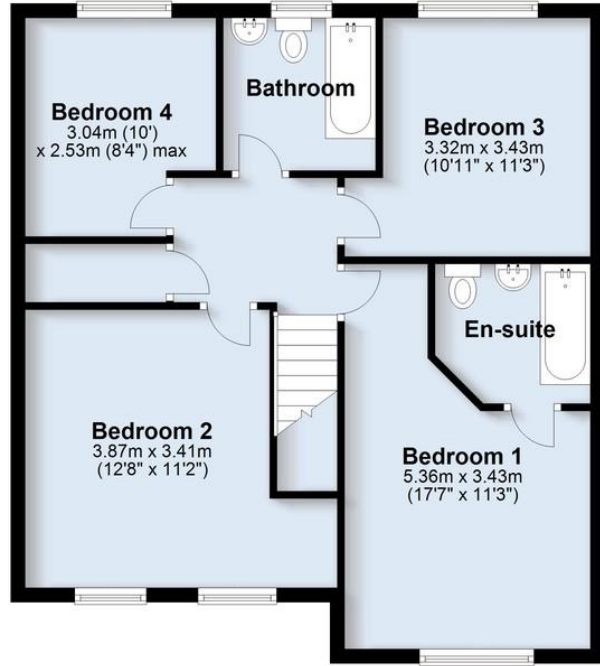
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 134 sq m

**Ground Floor**



**First Floor**



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