



6 Welbourn Gardens  
Drifffield  
YO25 5EE

ASKING PRICE OF

**£350,000**

4 Bedroom Detached House

■ **Ulllyotts** ■  
EST 1891

01377 253456





View from front

4
 3
 3
 Garage
 Gas Central Heating

## 6 Welbourn Gardens, Driffield, YO25 5EE

Offering panoramic views over open countryside towards Nafferton and beyond. This is a truly stunning setting on the edge of this popular development. The quality of the interior and presentation cannot be understated and this is a true credit to the vendor.

The property offers more than its contemporaries due to the location within the development and the aforementioned views with accommodation including open plan dining kitchen with stunning views from the dining area, spacious lounge opening out onto the garden and again offering views from the front over open countryside, beautifully appointed master bedroom with en-suite along with three further bedrooms.

The gardens have been beautifully landscaped to the rear creating a tranquil and private area with various seating areas including a covered pergola.

The property provides a single garage which is currently used as a room in its own right, being fully plastered and benefitting

from electric power and lighting connected. The garage can be returned to its original format extremely easily.

**A VIEWING IS THE ONLY WAY TO APPRECIATE THIS BEAUTIFULLY MAINTAINED HOME!**

### 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.





Open Plan Dining Kitchen



Open Plan Dining Kitchen



Lounge



Lounge

## Accommodation

### ENTRANCE HALL

With luxury vinyl flooring and staircase leading off to the first floor. Double panelled radiator.

### CLOAKROOM/WC

Low level WC and pedestal wash hand basin and contemporary tiling to the walls. Ceramic tiled floor.

### OPEN PLAN DINING KITCHEN

23' 3" x 12' 9" (7.09m x 3.89m)

An exceptional open plan room being extensively fitted with modern kitchen units and a range of integrated appliances that include four ring gas hob with stainless steel splashback and extractor over, electric oven and grill plus concealed integrated dishwasher. Luxury vinyl flooring and one and a half bowl sink with swan neck mixer tap plus electric kick space heater. A particular feature of this room is that it will accommodate a dining table which is adjacent to the front facing window and enjoys panoramic views over the front towards Nafferton.

### UTILITY ROOM

7' 6" x 6' 3" (2.29m x 1.91m)

Fitted with a similar range of kitchen units and also featuring luxury vinyl flooring and stainless steel sink with base cupboard beneath. Space and provision for a dryer and space and

plumbing for an automatic washing machine. Door leading out onto the exterior.

### LOUNGE

15' 8" x 11' 3" (4.80m x 3.43m)

With double rear facing doors out onto the garden. Radiator.

### STUDY

11' 3" x 7' 2" (3.43m x 2.19m)

With front facing window and panoramic views. Luxury vinyl flooring. Radiator.

### FIRST FLOOR

#### LANDING

With built-in storage cupboard.

#### BEDROOM 1

15' 10" x 13' 1" (4.83m x 4.01m)

With front facing window. Radiator.

#### EN-SUITE

With shower enclosure and contemporary WC with concealed cistern, pedestal wash hand basin and contemporary tiling.





Study



Bedroom



En-suite



Bedroom

## BEDROOM 2

13' 4" x 11' 3" (4.08m x 3.45m)

Extensively fitted with a range of wardrobes and a front facing window. Radiator.

## BEDROOM 3

11' 3" x 9' 6" (3.43m x 2.90m)

With rear facing window. Radiator.

## BEDROOM 4

12' 5" x 8' 5" (3.79m x 2.59m)

With rear facing window and built-in range of wardrobes. Radiator.

## BATHROOM

With a contemporary suite featuring full bath with separate shower enclosure plus pedestal wash hand basin and WC with concealed cistern. Contemporary tiling.

## OUTSIDE

The property is accessed via a private drive giving access to the subject property and those immediately adjacent. There is a side drive which leads to a detached garage.

It should be noted that the garage has been converted by the

vendor to great effect, now providing a very useful additional room that is fully insulated and finished to internal standards. If required, this can be converted back to a garage by the simple removal of an internal wall.

## GARDEN

The garden is a true joy! Having been comprehensively landscaped by the vendors and thoughtfully planted. It includes attractive patio, gravelled areas plus seating including a attractive covered pergola. There is also a small pond and timber shed.

## FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 139 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.





Bedroom



Bedroom



Bathroom



Rear Elevation

## SERVICES

All mains services are available at the property.

## COUNCIL TAX

Band E.

## ENERGY PERFORMANCE CERTIFICATE

Rating B.

## 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.

## VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS



Garden

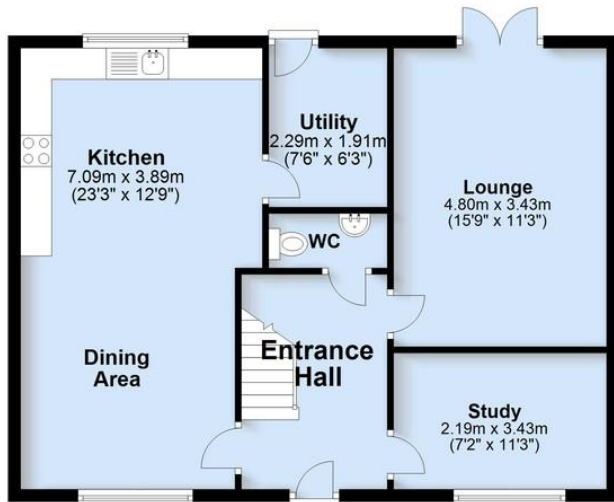


Garden

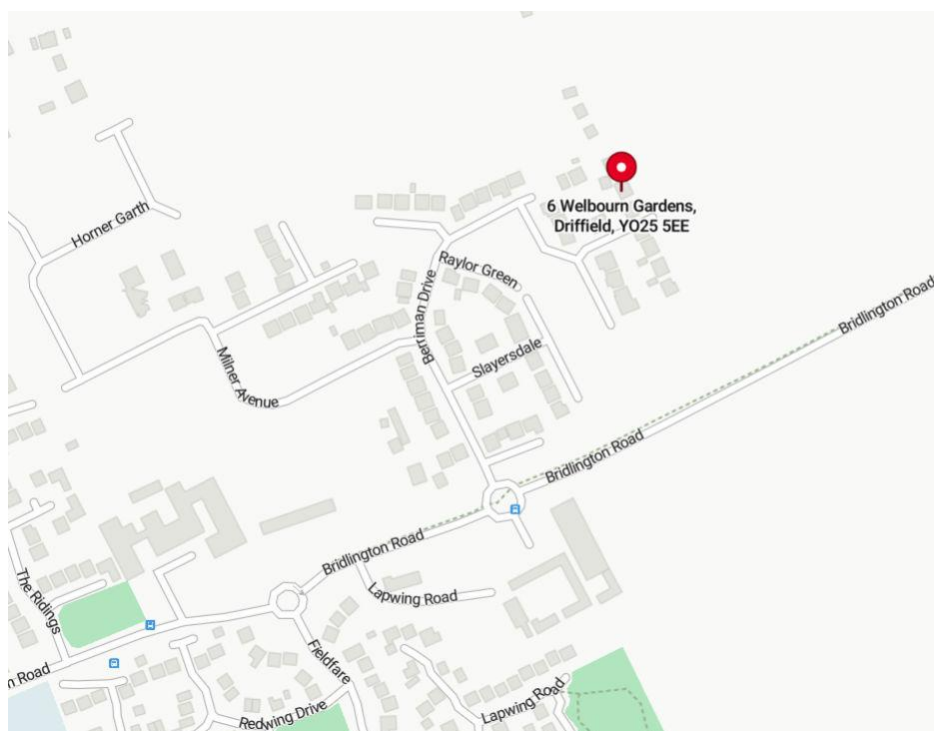
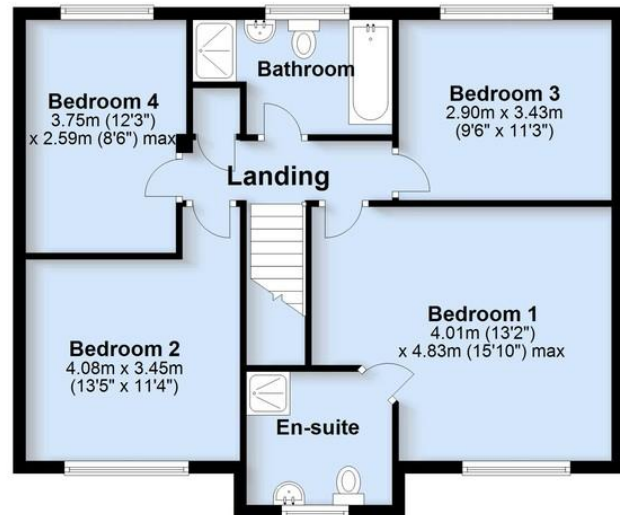


The stated EPC floor area, (which may exclude conservatories),  
is approximately 139 sq m

### Ground Floor



### First Floor



# Why Choose Ulllyotts?



Our guarantee to you  
**We will never be beaten on fees!**

- ✓ **Knowledge & Experience**  
Established in 1891, Ulllyotts know the local market.
- ✓ **Dedicated Teams**  
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**  
Ulllyotts guarantee that we will never be beaten on fees.
- ✓ **Proven Results**  
Don't just take our word for it...See the above Rightmove pie chart.
- ✓ **Professional Accreditations**  
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

# ■ Ulllyotts ■

EST 1891



## Driffield Office

64 Middle Street South,  
Driffield, YO25 6QG

Telephone:  
01377 253456

Email:  
[sales@ullyotts.co.uk](mailto:sales@ullyotts.co.uk)



[www.ullyotts.co.uk](http://www.ullyotts.co.uk)

## Bridlington Office

16 Prospect Street,  
Bridlington, YO15 2AL

Telephone:  
01262 401401

Email:  
[sales@ullyottsbrid.co.uk](mailto:sales@ullyottsbrid.co.uk)



## Our Services

Residential Properties | Commercial | Property Management | Rural  
Professional | Planning | Valuations