



3 Wickham Way  
Driffield  
YO25 6UU

£300,000

4 Bedroom Detached House

■ **Ulllyotts** ■  
EST 1891

01377 253456





Kitchen



### 3 Wickham Way, Driffield, YO25 6UU

Located within an established and popular residential cul-de-sac, this is a smart looking detached house featuring an integrated single garage and generously proportioned accommodation which would suit the growing family. Indeed, the ground floor living space features an attractive bay fronted lounge plus separate dining room. The kitchen is well fitted and also incorporates a useful breakfast area and separate utility room.

All bedrooms are double proportions and include an en-suite to the master.

Externally, there is an integrated single garage plus parking and established garden to the rear.

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.

DRIFFIELD

**ENTRANCE HALL**  
15'9" x 2'9" (4.84m x 0.84m)



Entrance Hall



Lounge



Dining Room



Kitchen

## Accommodation

Well presented entrance with door to the front aspect, coving, camaro ployflor flooring. Stairs leading to the first floor landing, radiator and power points.

### CLOAKROOM

5'5" x 2'9" (1.66M X 0.84M)

Tiled splash back, low flush WC, wall mounted sink, vinyl flooring, radiator and extractor fan.

### LOUNGE

15' 10" x 10' 9" (4.84m x 3.29m)

With front facing bay window. Feature fireplace with electric fire in situ. Radiator. Double doors leading into:

### DINING ROOM

10' 9" x 9' 10" (3.3m x 3.01m)

With rear facing double doors leading out onto the rear garden. Radiator. Opening into:

### KITCHEN

9' 11" x 9' 11" (3.04m x 3.04m)

Well fitted along three walls with a range of base and wall mounted cupboards along with worktops and integrated appliances. Inset one and a half bowl sink with single drainer and rear facing window. Integrated appliances include double

electric oven and electric hob with extractor over. Integrated dishwasher and space for a fridge freezer. Opening into:

### BREAKFAST AREA

9' 4" x 6' 6" (2.86m x 2m)

With side window and radiator. Currently fitted with a breakfast bar with cupboards beneath and overhead lighting.

### UTILITY ROOM

7' 10" x 5' 0" (2.39m x 1.54m)

With space and plumbing for an automatic washing machine and door to the exterior.

### FIRST FLOOR

#### LANDING

With spindled bannister rails. Two built-in storage cupboards.

#### BEDROOM 1

15' 11" x 10' 5" (4.86m x 3.18m)

Dual front facing windows and built-in wardrobes. Radiator

#### EN-SUITE

With Quadrant style shower enclosure. Low-level WC and pedestal wash basin. Mosaic tiling splash back ladder style radiator.

#### BEDROOM 2





Kitchen 2



Landing



Master Bedroom

14' 3" x 12' 9" (4.35m x 3.9m)  
Front facing window. Radiator.

### BEDROOM 3

11' 5" x 9' 7" (3.5m x 2.93m)  
Rear facing window. Radiator.

### BEDROOM 4

10' 9" x 10' 5" (3.28m x 3.18m)  
With rear facing window. Radiator.

### BATHROOM

With panelled bath being fully tiled around, plumbed-in shower with glass side screen, low-level WC and vanity style wash hand basin. Radiator.

### OUTSIDE

The property is located within a cul-de-sac development, set back from the road behind its own front forecourt. There is parking to the front and an integrated single garage patio.

To the rear is an enclosed area of established south facing garden mainly laid to lawn, and also incorporates a paved patio and gravelled area.



En-suite

### GARDEN CABIN

14' 3" x 7' 9" (4.34m x 2.36m)

Built with solid interlocking timber and fitted with power and TV point this versatile room could easily be adapted to create a home office or gym. Fitted with double doors leading to the patio and a window overlooking the garden this room is currently enjoyed as a snug, and is a great addition to the property.

### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 117 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.





Bedroom 2



Bedroom



Bedroom



Bathroom

### COUNCIL TAX BAND

Band D.

### ENERGY PERFORMANCE CERTIFICATE

Rating C.

### 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.

### WHAT'S YOURS WORTH?

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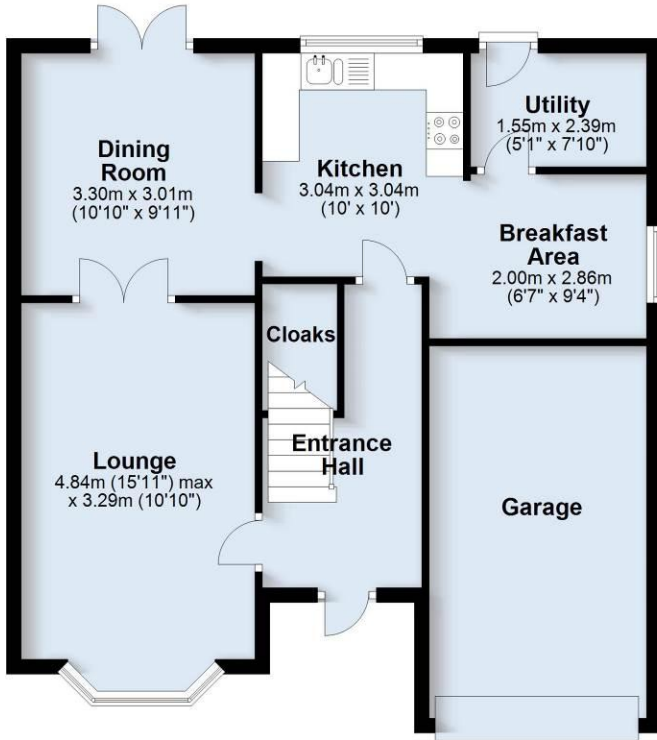


Garden

The stated EPC floor area, (which may exclude conservatories),  
is approximately 117 sq m

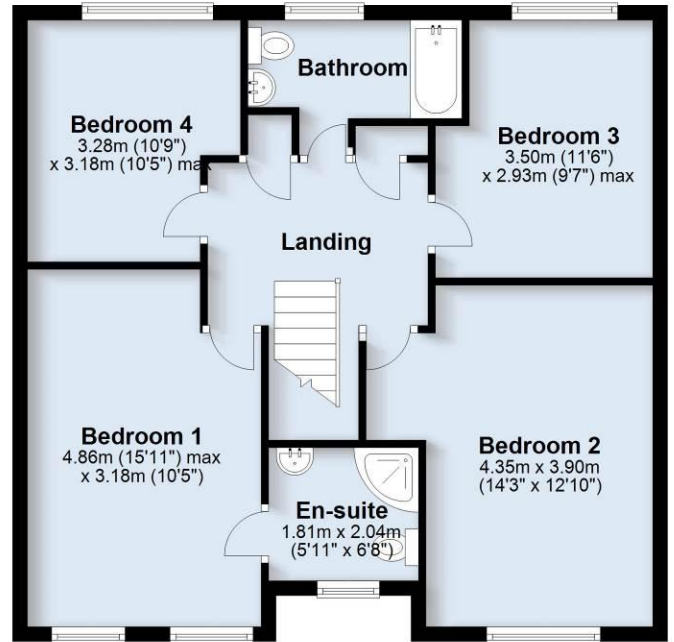
### Ground Floor

Approx. 68.7 sq. metres (739.3 sq. feet)



### First Floor

Approx. 66.8 sq. metres (718.9 sq. feet)



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