

linkagency

2 Bedroom Bungalow - Detached for Sale

Offers Over £260,000

9 Camellia Close, Drifffield, YO25 6QT



KEY FEATURES

- WELL-PRESENTED, VERY WELL-MAINTAINED TWO-BEDROOM BUNGALOW
- LOW MAINTENANCE BEAUTIFULLY TENDED, PRIVATE REAR GARDEN
- SPACIOUS DUAL-ASPECT LOUNGE / DINING ROOM
- CONTEMPORARY KITCHEN FITTED WITH DARK GREY HIGH-GLOSS UNITS & MULTI INTEGRATED APPLIANCES
- CONVENIENT SEPARATE GUEST WC WITH UTILITY SPACE
- GENEROUS PRINCIPAL DOUBLE BEDROOM WITH FITTED MIRRORED SLIDING WARDROBES
- VERSATILE SECOND DOUBLE BEDROOM
- LUXURY MODERN SHOWER ROOM, FULLY TILED WITH A LARGE WALK-IN SHOWER
- EXCELLENT INTERNAL STORAGE CUPBOARDS
- SEPARATE DETACHED BRICK-BUILT SINGLE GARAGE

HEAD OFFICE

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Camellia Close

Camellia Close is a quiet residential cul-de-sac situated on the southern edge of Driffield. Predominantly comprising well-maintained bungalows, the location is particularly popular with those seeking a peaceful yet convenient lifestyle. The town centre, supermarkets, GP surgeries, leisure facilities and Driffield railway station are all within easy reach, while nearby road links provide straightforward access to Beverley, Hull and the Yorkshire coast. Combining a friendly neighbourhood atmosphere with excellent day-to-day convenience, Camellia Close is an appealing location for a wide range of buyers.

General Description

This delightful two-bedroom detached bungalow offers a versatile and well-proportioned layout spanning approximately 54.8 square metres (589.86 square feet) of accommodation. Having been really well-maintained throughout, by the current owners, the property represents an ideal opportunity for downsizers, retirees, or anyone seeking single storey/bungalow living in a quiet cul-de-sac position.

The home opens into a welcoming entrance vestibule featuring a built-in storage closet and access to a separate WC / small utility room with space and plumbing for a washing machine. At the heart of the bungalow sits a light-filled dual-aspect lounge and dining room measuring over 19 feet in length with a single door access out to the garden. Adjacent sits a contemporary fitted kitchen featuring sleek, high-gloss dark charcoal grey cabinetry, contrasting white worktops, integrated cooking appliances, a white sink station and space for a breakfast table.

An inner hallway with an additional storage cupboard leads to two well-proportioned double bedrooms and the bathroom. Bedroom one serves as a generous master double featuring full-width mirrored sliding fitted wardrobes. Bedroom two is a versatile second double room. The main bathroom has been fully reappointed into a stylish modern shower room, with beige stone-effect wall tiles with a mosaic decorative band, featuring a large walk-in glass shower cubicle, white vanity storage wash basin and low-level WC.

Outside, the property is positioned behind a low-maintenance tarmac frontage with a black post-and-chain boundary. A long side driveway leads through decorative wrought-iron gates down to a detached brick-built single garage (5.86m x 2.96m) fitted with a red roller shutter door. To the rear lies a beautifully landscaped, fully enclosed private garden enjoying a sunny, secluded aspect. It features a broad flagstone sun terrace a central lawn, and a dedicated feature garden area set in blue slate chippings. There is also a timber storage shed and bin store.



Location and Amenities

Location & Amenities

Situated in a peaceful residential cul-de-sac on Camellia Close, this property enjoys a prime location within the bustling market town of Driffield. Affectionately known as the "Capital of the Wolds," Driffield offers a rich array of local facilities combined with a close-knit community feel and easy access to surrounding Yorkshire countryside.

- Proximity & Commuter Distances: Ideally placed for easy travel across East Yorkshire, with superb road and rail connections:
- Beverley: Approximately 12 miles.
- East Yorkshire Coast (Bridlington): Approximately 12 miles.
- Hull: Approximately 23 miles.
- York: Approximately 29 miles.
- Shopping & Town Centre: Driffield town centre features an outstanding mix of independent boutiques, traditional family butchers, bakeries, cafes, and public houses, alongside major supermarkets including Tesco, Lidl, and Morrisons. The town also hosts a traditional weekly outdoor market.
- Transport Links: Driffield Railway Station provides regular direct train services to Hull, Beverley, Bridlington, and further afield to Sheffield and York. The town is also well-served by local bus services and provides easy access to key road routes including the A614 and A166.
- Leisure & Recreation: Residents enjoy access to Driffield Leisure Centre with its modern swimming pool and fitness suite, alongside local clubs for cricket, rugby, bowls, and golf. The scenic Driffield Navigation canal offers tranquil walking routes nearby.
- Healthcare & Services: Excellent local healthcare facilities including GP surgeries, dental practices, and the Alfred Bean Community Hospital are all easily accessible within the town.

Personal Agent Jayne at Link Agency

When you use a Personal Agent to sell your home, your tailor-made estate agency service will include:

Your personal agent's expertise in the residential sales industry throughout Yorkshire

A personal service, tailor made for you

High quality, professional interior and exterior photography as standard

Easy to read, detailed floor plans

Listing on major websites

Regular use of social media especially Facebook and Instagram

Accompanied viewings for your buyers

An Open House event when appropriate

Regular contact

Thorough, attentive, sales progression once a buyer has been found

Negotiations and advice regarding future purchases / rentals of properties

A 24/7 telephone answering service

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HEAD OFFICE

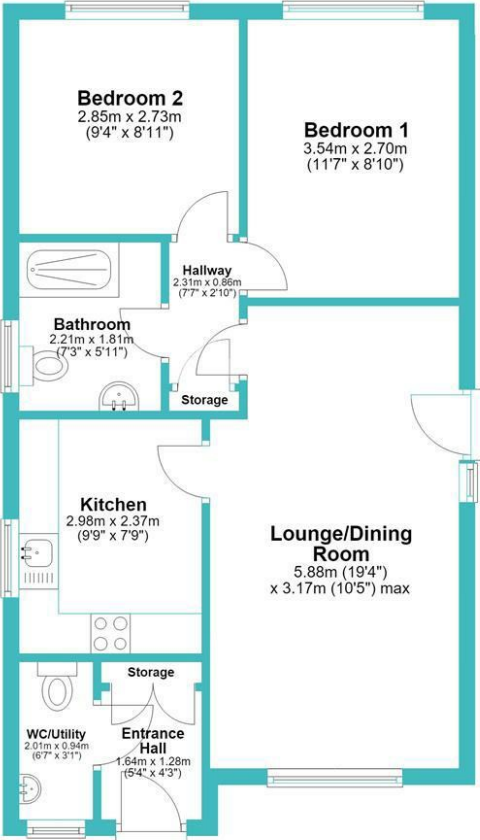
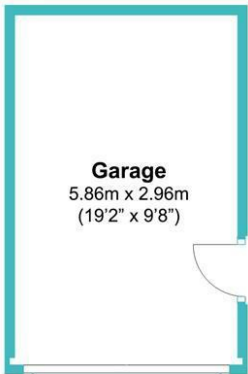
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Approximate Gross Internal Floor Area
54.8 Sq Metres / 589.86 Sq Feet (Excluding Garge)

Floor Plan



Disclaimer:
Floor plan, furniture and fixture measurements and dimensions are approximate and are for illustrative purposes only. We give no warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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