

# linkagency

4 Bedroom House - Detached for Sale

£310,000

3 Wickham Way, Drifffield, YO25 6UU



## KEY FEATURES

- POPULAR WEST DRIFFIELD LOCATION
- MODERN KITCHEN WITH INTEGRATED APPLIANCES AND SEPARATE BREAKFAST AREA /ROOM
- SPACIOUS LOUNGE FEATURING A LARGE BAY WINDOW
- SEPARATE DINING ROOM WITH FRENCH DOORS TO THE GARDEN
- SEPARATE UTILITY ROOM AND CONVENIENT GROUND-FLOOR WC
- PRINCIPAL BEDROOM WITH BUILT-IN WARDROBE AND AN EN-SUITE SHOWER ROOM
- CONTEMPORARY FAMILY BATHROOM WITH A SHOWER OVER THE BATH
- INTEGRAL SINGLE GARAGE PROVIDING SECURE STORAGE OR PARKING
- EXPANSIVE BLOCK-PAVED DRIVEWAY WITH AMPLE OFF-ROAD PARKING
- ATTRACTIVE, ENCLOSED, SOUTH - FACING, REAR GARDEN COMPLETE WITH A LARGE TIMBER SUMMERHOUSE

### HEAD OFFICE

Mullbery House Hutton Road, Hutton Cranswick, Drifffield, East Riding of Yorkshire, YO25 9PN

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An immaculately presented four-bedroom detached family home offering spacious, modern, and versatile living accommodation throughout.

The ground floor features a welcoming entrance hall that leads into a generous front-facing lounge with a large bay window. Glazed double doors open seamlessly into a separate dining room, which benefits from French doors leading directly out to the rear patio and garden. The contemporary kitchen and adjoining breakfast room / area is well-appointed with integrated appliances, gloss cabinetry, and a breakfast bar, complemented by a highly practical separate utility room and a convenient downstairs WC.

Upstairs, the first-floor landing provides access to four well-proportioned bedrooms. The principal bedroom boasts a built-in fitted wardrobe and a private en-suite shower room. There are three further bedrooms: 2 doubles and a large single which could accommodate a small double bed, all served by a modern family bathroom with an over bath shower.

Externally, the property boasts excellent appeal with a substantial block-paved driveway providing ample off-road parking, leading to an integral garage. To the rear is a beautifully maintained and fully enclosed south-facing garden, featuring a paved patio area ideal for outdoor dining, a neat central lawn, and a superb, large timber summerhouse that offers fantastic additional flexible space.

Wickham Way is located off Bracken Way and enjoys a particularly convenient position on the western side of Driffield, within easy reach of the town centre and its excellent range of amenities as well as easy access to the A166 York route, the A614 Driffield by-pass and East Yorkshire coastal route.

Nestled in the heart of the picturesque Yorkshire Wolds, Driffield is a thriving and highly regarded market town that perfectly combines traditional Yorkshire charm with modern-day convenience. Known as the "Capital of the Wolds", the town offers an attractive blend of independent shops, cafés, restaurants and everyday amenities, all centred around its historic market place. Residents enjoy an excellent quality of life, with a strong sense of community, well-regarded schools, leisure facilities and a variety of local events held throughout the year. The town is also home to the renowned Driffield Showground, which hosts the annual Driffield Show and a range of events throughout the year, further enhancing the area's vibrant community spirit. The surrounding countryside provides endless opportunities for walking, cycling and outdoor pursuits, while the beautiful East Yorkshire coastline is just a short drive away.

Driffield is well connected, offering rail links to Hull, Bridlington and Scarborough, making it an appealing choice for commuters and those seeking easy access to both town and coast. The town also benefits from a range of supermarkets, healthcare services and recreational facilities, ensuring all essential amenities are close at hand.

Combining the tranquillity of rural living with the convenience of a well-served market town, Driffield continues to be a sought-after location for families, professionals and retirees alike. Its welcoming atmosphere, attractive surroundings and excellent amenities make it one of East Yorkshire's most desirable places to call home

These particulars are produced in good faith. They are set out as a general guide only and do not constitute, any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of, or association with, Link Agency, has any authority to make or give any representation or warranty whatsoever in relation to this property.





### 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

### Entrance Hall

- Polyflor camaro wood-effect flooring
- Carpeted staircase leading to the first floor with a light wood handrail and white newels and spindles.
- Radiator
- Neutral decor
- Understairs storage

### Ground floor WC

5'4" x 2'7"

- White suite featuring a low-level WC and a pedestal wash basin
- Tiled splash-back
- Linoleum flooring
- Radiator

### Lounge

15'10" x 10'10"

- Spacious room with a large bay window to the front aspect
- Fitted carpet and neutral painted walls
- Glazed double doors opening through to the dining room
- Radiator

### Dining Room

10'10" x 10'10"

- UPVC glazed French doors opening out to the rear patio and garden
- Feature patterned wallpaper on one wall
- Fitted carpet
- Ample space for family dining.

### Kitchen

9'10" x 9'7"

- Fitted with a contemporary range of cream gloss base and eye-level units
- Wood-effect worktops with white metro-tile splash-backs
- Integrated appliances including an eye-level double oven, an electric hob, an extractor hood and fan and a dishwasher .
- Inset 1.5 bowl sink and drainer with a mixer tap
- Large window overlooking the rear garden
- Polyflor camaro wood-effect flooring

### Breakfast Area

8'2" x 6'7"

- Open plan to the kitchen
- Fitted breakfast bar with a matching wood-effect worktop and space for seating
- Window to the side aspect.
- Continuation of the laminate wood-effect flooring
- Radiator

### Utility room

6'6" x 5'4"

- Matching cream gloss units and wood-effect worktop
- Inset stainless steel sink with a mixer tap and metro-tile splash-back
- Space and plumbing for a freestanding washing machine
- Linoleum
- Partially glazed exterior door providing side access
- Gas central heating boiler with service record



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### Landing

10' x 5'1"

- Fitted carpet
- White painted spindles with a contrasting wooden handrail
- Access to the partially boarded loft space via a loft ladder
- Neutral decor and a radiator
- Built-in cupboard
- Airing cupboard

### Principal Bedroom

13" x 11'0"

- Spacious double bedroom with a window to the front aspect
- Built-in wardrobe offering ample storage space
- Fitted carpet and neutral decor
- Radiator

### En suite

5'7" x 5'4"

- Corner shower enclosure with curved glass sliding doors and shower wall panels
- White vanity unit with an inset wash basin and mixer tap
- Low-level WC
- Dark stone-effect linoleum flooring
- Window to the front aspect

### Bedroom 2

14'3" x 10'10"

- Generous double bedroom with a window to the front aspect
- Fitted carpet and neutral decor
- Built-in cupboard
- Radiator

### Bedroom 3

10'4" x 9'7"

- Well-proportioned bedroom with a window to the rear aspect
- Fitted carpet and neutral decor
- Radiator

### Bathroom

8'9" x 8'4"

- Contemporary suite comprising a panelled bath with a shower over and a curved glass screen
- Dark grey vanity unit with an inset wash basin
- Low-level WC
- Part-tiled white walls an tile-effect linoleum flooring
- Obscure glazed window to the rear aspect
- Radiator

### Bedroom 4

11'6" x 8'3"

- Good size fourth bedroom with a window to the rear aspect
- Fitted carpet and neutral painted walls
- Radiator

### Garage

16'5" x 8'5"

- Accessed via a white up-and-over door to the front of the property

### Outdoor summer house

14'3" x 7'9"

- High-quality timber construction featuring wide glazed double doors that open directly out to the patio.
- Two side-facing windows fitted with roller blinds .
- Equipped with power and a modern multi-spotlight ceiling fixture, making it an ideal garden lounge, entertainment space, or home office

### Exterior

Front Exterior

- Substantial block-paved driveway offering ample off-road parking for multiple vehicles
- Direct access to the integral garage
- Attractive curb appeal with a covered front entrance porch
- High panel gate to 1 side

Rear Garden

- Fully enclosed and beautifully maintained outdoor space
- Paved patio area extending across the rear of the property, ideal for seating and outdoor dining
- Neat central lawn featuring decorative stepping stones
- Large, high-quality timber summerhouse with glazed double doors and windows, providing excellent versatile additional space
- Bordered by wooden

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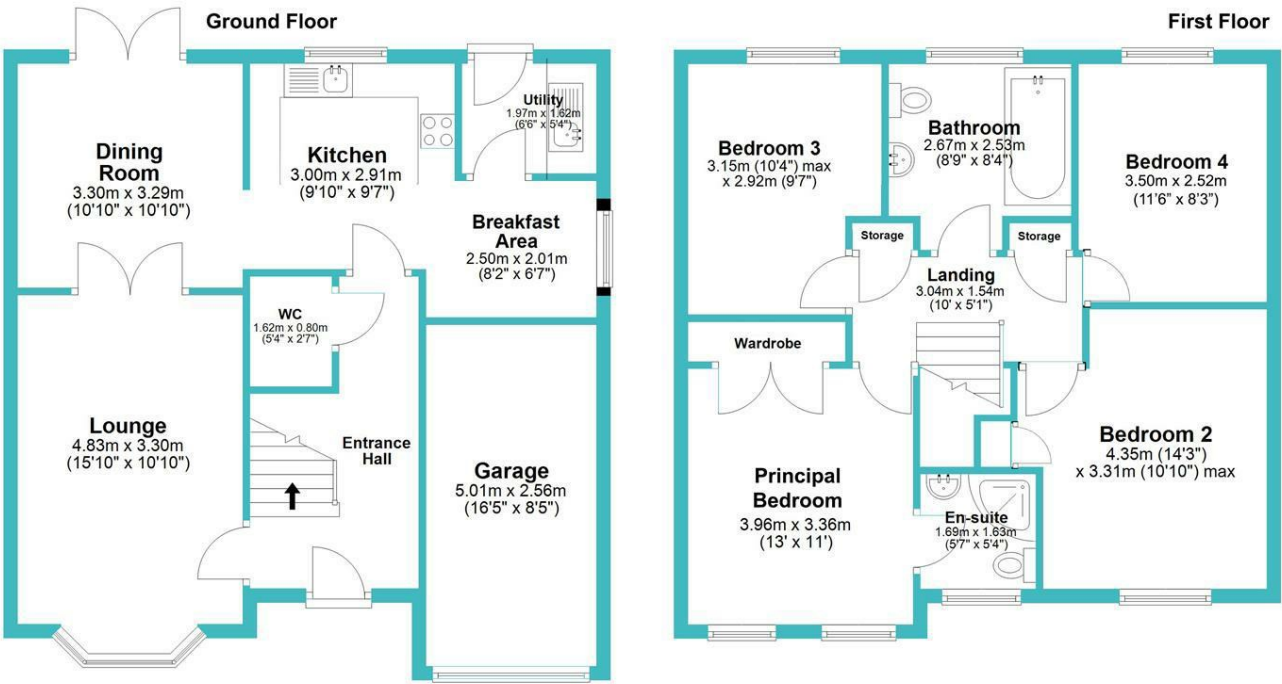
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Approximate Gross Internal Floor Area  
127.24 Sq Metres / 1369.59 Sq Feet (Including Garge)  
114.41 Sq Metres / 1231.49 Sq Feet (Excluding Garage)



**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                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 70      | 81                      |
| England & Wales                             |         | EU Directive 2002/91/EC |

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