linkagency

4 Bedroom House - Detached for Sale

£595,000

48 Spencers Way, Driffield, YO25 6RH

KEY FEATURES

• SUBSTANTIAL, INDIVIDUAL, DETACHED FAMILY HOME OVER 3 FLOORS • LARGE PLOT WITH EXPANSIVE, REAR GARDEN + VIEWS OF CRICKET GROUND • 2 LARGE RECEPTION ROOMS : LARGE SITTING ROOM + VERSATILE MEDIA ROOM • PURPOSE-BUILT OFFICE TO GROUND FLOOR • SPECTACULAR OPEN PLAN LUXURY LIVING / DINING/ KITCHEN • EXTRA GROUND FLOOR ROOMS = BESPOKE BOOT ROOM; UTILITY ROOM; WC • 3 SPACIOUS 1ST FLOOR DOUBLE BEDROOMS; PRINCIPAL WITH WALK-IN WARDROBE • TOP FLOOR LOFT SUITE WITH DOUBLE BEDROOM AND ADJOINING 4 PIECE BATHROOM • LANDSCAPED, PRIVATE REAR GARDEN WITH LUXURY PERGOLA • QUIET, SOUGHT-AFTER, TOWN CENTRE LOCATION CLOSE TO AMENITIES

HEAD OFFICE

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

Telephone: 01482 699007
Email: Jayne@linkagency.co.uk
Website: www.linkagency.co.uk

General description

This immaculately presented, substantial four-bedroom detached family home offers an exceptional standard of contemporary living, beautifully blending elegant character features with high-end modern design. Spanning an impressive 239.4 square metres (2,577.3 sq. feet) across three thoughtfully designed storeys, the property boasts a highly versatile layout, perfect for growing families and those who love to entertain. From the moment you arrive, the property commands attention with its excellent kerb appeal, featuring a low-maintenance gravel driveway providing ample, multi vehicle off-street parking and a striking oak-framed storm porch.

Stepping inside, the welcoming entrance hall sets a sophisticated tone with its geometric black-and-white patterned tiling, feature oak staircase, and clever custom-built pull-out under-stairs storage drawers. The ground floor flows seamlessly into multiple distinct living areas. To the front sits a generous, light-filled living room centered around a prominent bay window fitted with premium plantation shutters and a warm mustard-yellow accent wall. Towards the centre of the home is a cosy sitting / media room with stylish LVT, herringbone wood-effect flooring and 2 sets of contemporary black-framed glazed doors, the first set open directly into a private home office workspace and the second set of the stylish, modern feature doors lead to the open plan living kitchen .

The true showpiece of the ground floor is the spectacular open-plan living / dining, kitchen : a true family hub, at the rear of the property . This magnificent space is flooded with natural light courtesy of a large central roof lantern and wide sliding glass doors that frame the garden views and open on to the patio. The high-end shaker kitchen features soft grey cabinetry, an extensive run of full-height pantry cupboards, stacked double Neff ovens, and a substantial central island topped with a white quartz worktop. Complete with a breakfast bar seating area , an integrated Neff hob with integrated extractor and an under-counter wine cooler, the living kitchen transitions effortlessly into dedicated zones for a family dining table and informal sofa seating. Serving the practical needs of a busy home, there is a a matching utility room, reached via the fitted, bespoke boot room with a comprehensive range of storage cupboards and boot bench with coat hooks and hat shelf over. Off the boot room is a pantry, next to the kitchen, as well as, a modern two-piece downstairs WC/ cloakroom; a separate storage room, reached from the front driveway, completes the ground floor layout.

On the first floor, a central landing connects three exceptionally well-proportioned double bedrooms. The principal bedroom has a large walk-in wardrobe with double pocket doors, both this bedroom and the large second bedroom enjoy aspects across the garden and cricket ground . Bedroom three is also a large double room which has an aspect to the front. These bedrooms are served by a modernised family shower room with a glass-screen and walk-in double shower with a rainfall shower head and secondary hand-held shower attachment; a traditional pedestal basin and a wall mounted chrome towel radiator; adjacent is a room with a separate WC.

The second floor comprises a fourth double bedroom showcasing exposed architectural timber beams, sloped ceilings, and a clever built-in bed alcove. This room features a dormer window which looks out on to the garden and expansive cricket green. Accompanying this suite is an exceptionally spacious bathroom with a four-piece suite comprising a wood-panelled standalone bathtub, a separate shower cubicle, a pedestal sink and low flush WC.

The outdoor spaces are equally spectacular and serve as a natural extension of the internal living accommodation. The landscaped and private rear garden features an expansive porcelain tiled patio area that wraps around the property, offering a premium setting for alfresco dining and entertaining. A state-of-the-art, black aluminum L-shaped pergola creates a fabulous outdoor lounge zone, bordered by modern dark-rendered raised planters. Beyond the patio, a well-manicured central lawn stretches down the length of the plot, flanked by high, dense mature privacy hedging and a long gravelled utility pathway leading to a standalone timber summerhouse/store. Occupying a rare and highly enviable position, the property backs directly onto an expansive, beautifully maintained local cricket ground, providing idyllic, uninterrupted green space views that complete this truly unique and desirable home.

Location and Amenities

Situated in a highly sought-after residential area on Spencer's Way, this property enjoys a prime position within the historic market town of Driffield. Known affectionately as the "Capital of the Wolds," Driffield offers a wonderful community feel and is highly regarded as one of the region's best places to live. The property is exceptionally well-placed, combining peaceful, picturesque views across the adjacent Driffield Town Cricket and Recreation Ground with the convenience of being just a short walk away from the bustling town centre and its extensive array of amenities.

• Proximity & Commuter Distances: Driffield serves as an excellent central base for exploring the region and commuting, with direct road and rail links putting key destinations within easy reach:
• Beverley: Approximately 11 miles
• East Yorkshire Coast (Bridlington): Approximately 12 miles, Scarborough 22 miles approximately
• Hull: Approximately 23 miles.
• York: Approximately 29 miles.
• Shopping & Markets: Driffield town centre hosts a traditional weekly outdoor market alongside a diverse mix of independent boutiques, family-run butchers, bakeries, and well-known high-street retailers including Tesco, Lidl, Iceland, Boyes, and B&M.
• Leisure & Sports: In addition to backing directly onto the cricket and bowls club grounds, residents are also close to the tennis club and courts, the East Riding Leisure Centre Driffield is located north east of the town centre —a modern sports centre offering a swimming pool, fully equipped gym, and sports halls. Excellent local football, rugby, and golf clubs are also within easy reach.
• Transport Links: Ideal for commuters, Driffield railway station provides regular, direct train connections to Hull, Beverley, Bridlington, York, and Scarborough. The town also benefits from excellent road links via the A614 and A166.
• Education: The area is exceptionally well-served by highly regarded local primary schools and the Driffield School & Sixth Form, making it an ideal setting for families.
• Nature & Walking: Surrounded by the beautiful rolling hills of the Yorkshire Wolds, the location offers immediate access to scenic walking and cycling routes, including the historic Driffield Navigation canal trails and the popular Wold Rangers Way paths.

Porch areas

• Open over-hang porch
• Inner porch leading to the entrance hallway

Entrance Hallway

9' max x 16'2"
• Access provided from the front porch
• Geometric black and white patterned tiled flooring
• Feature solid oak staircase with oak balustrades leading to the first floor
• Matching built-in oak shoe bench with storage cupboards
• Custom-built, integrated pull-out under-stairs storage drawers

Living Room

14'0" x 18'7"
• Generous rear-facing reception room featuring a large curved bay window fitted with premium plantation shutters
• Neutral carpets paired with a warm, mustard-yellow accent feature wall and chimney breast recess
• Built-in book shelves with cupboards under
• Ample space for multi-sofa configurations and entertainment setups
• Vertical panel radiator + extra radiator

HEAD OFFICE
Mullbery House Hutton Road, Hutton Cranswick, Driffield, East Riding of Yorkshire, YO25 9PN
Telephone: 01482 699007
Email: Jayne@linkagency.co.uk
Website: www.linkagency.co.uk

Sitting room / reception 2
14'4" x 11'10"
• Cosy central snug/ media area with stylish herringbone wood-effect LVT flooring
• Sage green accent walls with a central chimney breast feature ideal for a wall-mounted media setup
• Contemporary black-framed glazed doors with side windows opening directly into the home office
• Coving lights
• Recessed down lights
• Radiator
• Contemporary black-framed glazed doors with side windows opening directly into the living kitchen

Office
5' x 10'10"
• Dedicated workspace positioned off the sitting room.
• Fitted with LVT herringbone wood-effect flooring matching the adjacent reception space
• Radiator
•Aspect to the front

Open plan living/dining/kitchen
18'6" x 19'10"
• Magnificent, light-filled heart of the home featuring dual aspect views, a large roof lantern/skylight, and wide sliding glass doors opening onto the rear garden
• High-end shaker-style kitchen in a soft grey palette, offering an extensive range of full-height pantry cupboards and wall/base units
• I.5 bowl stainless steel sink with mixer tap and splash-back of glossy white metro tiles arranged in a herringbone-style
• Substantial central island unit with a white quartz worktop, breakfast bar seating, integrated induction hob with integrated extractor system, open shelving, and an under-counter wine cooler
• Integrated Neff premium appliances including a stacked double oven/microwave unit and dishwasher
• Space for a large American-style fridge-freezer
• Dedicated zone for a family dining table and informal sofa seating, finished with LVT herringbone wood -effect flooring throughout
• Underfloor heating

Pantry
3'1" x 3'8"
• Fitted with shelves

Boot room
18'0" x 7'8"
• Superb, high-specification side room connecting the kitchen, pantry, downstairs WC, utility room and external side access
• Fitted with an extensive range of bespoke, floor-to-ceiling shaker-style storage cupboards finished in a contemporary sage green tone
• Features a custom open coat-hanging alcove with matching panelled backing, a long integrated bench seat ideal for shoe changes, and an overhead display and hat shelf
• Elevated by sleek, modern brushed chrome T-bar handles, inset ceiling down-lights, and a large overhead skylight window that floods the entire passage with natural light
• Finished with a continuation of the LVT herringbone wood-effect flooring running throughout the space
• Underfloor heating except in pantry

Utility room
5'6" x 7'8"
• Practical laundry space fitted with kitchen-matching soft grey cabinetry and white quartz work surfaces
• Glossy white metro tile splash-back arranged in a herringbone pattern
• Plumbing and dedicated recess spaces for a standalone washing machine and tumble dryer
• Inset stainless steel sink with mixer tap and LVT wood effect herringbone flooring

Ground floor WC
5'7" x 3'1"
• Modern two-piece cloakroom suite comprising a low-level dual flush WC and a compact wall-mounted hand wash basin
• White wood-panels to the lower walls, LVT wood-effect herringbone flooring
• Underfloor heating

Staircase and landing
• Feature solid oak staircase with oak balustrades and neutral carpet leading to the first floor
• Central hallway connecting all first-floor accommodation, featuring a continuation of the neutral carpet and the feature oak balustrades

Bedroom 1
10'9" x 15'2"
• Generous double bedroom featuring an elegant, half-height sage green wood-panelled character wall behind the bed
• Wide window complete with integrated premium white plantation shutters over looking the rear garden and cricket ground
• Substantial built-in, walk-in wardrobe with double pocket doors
• Radiator
• Fitted carpet

Bedroom 2
14'1" x 12'5"
• Large, double bedroom
• Window with white plantation shutters overlooking garden and cricket pitch
• Fitted carpet
• Radiator

Shower room
5'7" x 7'5"
• Modernised shower suite with walk-in double shower enclosure with glass screen and a rainfall shower-head and hand-held shower attachment
• Traditional white ceramic pedestal wash hand basin with polished chrome taps
• Frosted privacy window fitted with white plantation shutters
• Contemporary light wood-effect flooring

Separate WC
5'7" x 3'0"
• Separate WC situated next to the main shower room, comprising a low-level dual flush WC

HEAD OFFICE
Mullbery House Hutton Road, Hutton Cranswick, Driffield, East Riding of Yorkshire, YO25 9PN

Telephone: 01482 699007
Email: Jayne@linkagency.co.uk
Website: www.linkagency.co.uk

Bedroom 3
9' x 14'7" max
• Well-proportioned double bedroom
• Window fitted with white plantation shutters and aspect to the front
• Fitted carpet
• Radiator

Bedroom 4 second floor
12'10" x 16'6"
• Expansive loft-style double bedroom featuring characterful sloped ceilings and exposed architectural timber beams
• Cosy built-in bed alcove thoughtfully designed to maximize space under the eaves
• Dormer window with aspect to the rear
• Integrated eaves storage areas
• Fitted carpet
• Radiator
• Wood shelving unit /door to the bathroom

2nd floor bathroom
12'10" x 13'11"
• Spacious, bathroom set under a sloped ceiling with exposed timber beams.
• Suite comprises: a separate bathtub, a traditional ceramic pedestal wash hand basin, a low-level WC, and a separate fully tiled shower cubicle with a glass door
• Wood panelling to the lower half of the room and bath
• 2 overhead Velux roof windows
• Patterned tiled linoleum flooring
• Easily accessible eaves storage areas

Store
• Originally part of a garage, now a store
• Black roller door

Exterior
Front Exterior and Driveway
• Attractive red brick detached family home presenting excellent kerb appeal
• Substantial low-maintenance gravel driveway providing ample off-street parking for multiple vehicles
• Contemporary open oak-framed storm porch with a tiled roof set over a modern grey composite front door
• Low brick wall defining the front boundary with a neatly clipped privacy hedge to the side
• EV charging point
• High aluminium gate providing access to the rear garden
Rear Garden and Patio
• Exceptionally large, beautifully landscaped rear garden boasting an expansive and private layout
• Premium grey porcelain tiled patio area wrapping around the rear of the house, providing a generous space for outdoor dining tables, loungers, and barbecuing
• Luxury contemporary black aluminum L-shaped pergola with a louvered sheltering roof system, creating a lounge zone
• Modern raised, dark-rendered planter beds dividing the patio from the lawn
• Extensive, well-manicured rectangular central lawn
• Enclosed by high, dense mature boundary hedging and timber fencing to ensure privacy
• Long gravelled utility pathway running along the side boundary leading down to a standalone timber garden storage shed at the rear of the garden
Location and Views
• Highly desirable and rare rear position backing directly onto an expansive, beautifully maintained local cricket ground
• Offers idyllic, open green space views over the sports pitches from both the garden and the upper floors of the property

Extra details
Bell alarm system plus CCTV serviced annually
Gas central heating boiler serviced annually

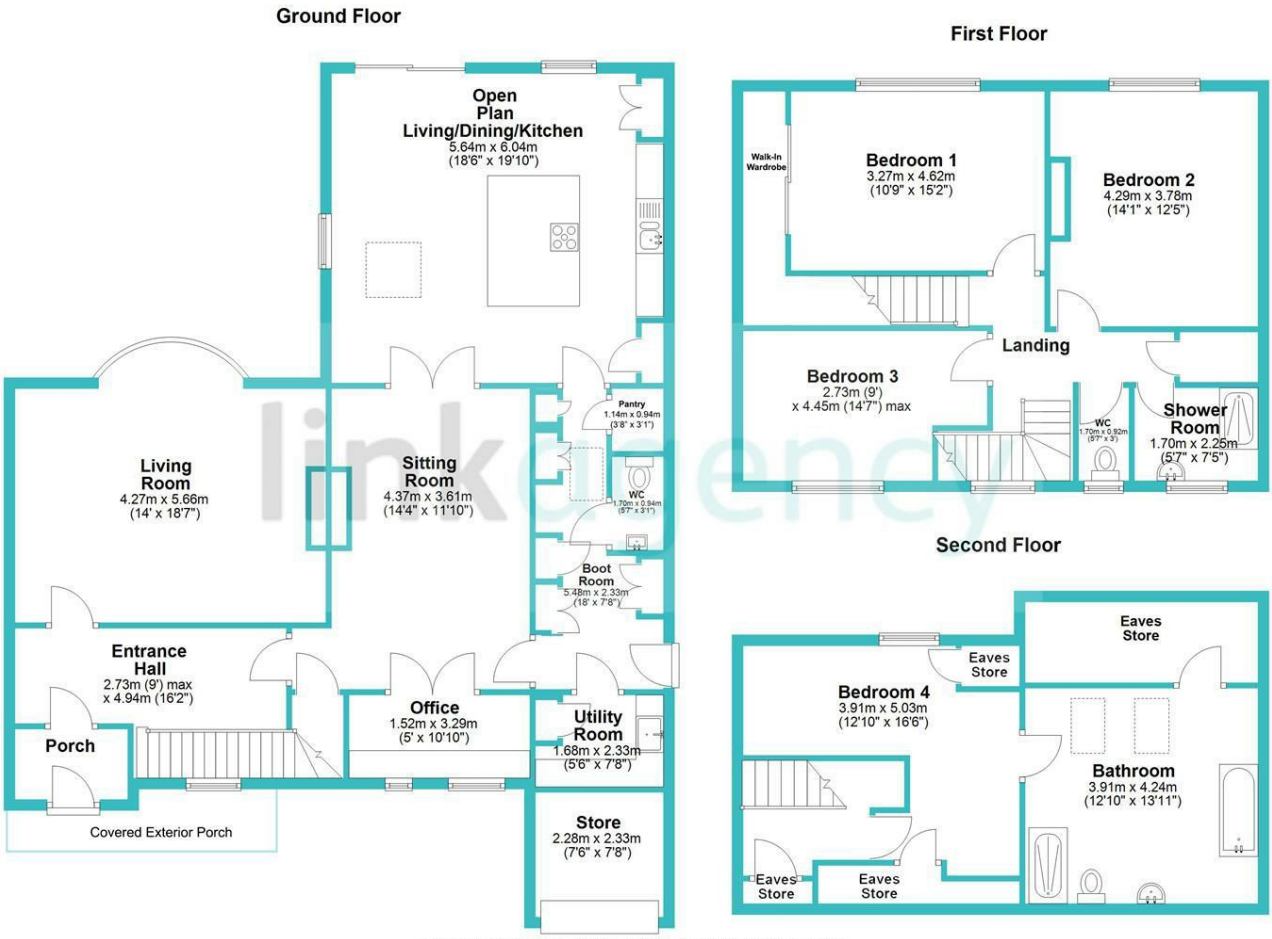
Personal Agent Jayne at Link Agency
When you choose a Personal Agent to sell your home , your service will include:
Your personal agent's expertise in the residential sales industry throughout Yorkshire
A personal service, tailor made for you
High quality interior and exterior professional photography as standard
Floor plans
Listing on major websites including Rightmove, Zoopla and On the Market
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 answering service to ensure no leads are missed

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.

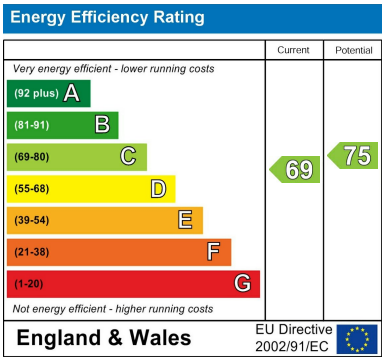
HEAD OFFICE
Mullbery House Hutton Road, Hutton Cranswick, Driffield, East Riding of Yorkshire, YO25 9PN
Telephone: 01482 699007
Email: Jayne@linkagency.co.uk
Website: www.linkagency.co.uk

HEAD OFFICE
Mullbery House Hutton Road, Hutton Cranswick, Driffield, East Riding of Yorkshire, YO25 9PN

Telephone: 01482 699007
Email: Jayne@linkagency.co.uk
Website: www.linkagency.co.uk



Total area: approx. 239.4 sq. metres (2577.3 sq. feet)



Disclaimer
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.

HEAD OFFICE
Mullbery House Hutton Road, Hutton Cranswick, Driffield, East Riding of Yorkshire, YO25 9PN
Telephone: 01482 699007
Email: Jayne@linkagency.co.uk
Website: www.linkagency.co.uk