



**Oak Tree Way, Drifffield, East  
Yorkshire, YO25 8QE  
Asking Price £775,000**

**HUNTERS<sup>®</sup>**  
**EXCLUSIVE**







# Oak Tree Way, Drifffield, East Yorkshire, YO25 8QE

**Asking Price £775,000**

A BEAUTIFUL HOME FINISHED TO AN EXCEPTIONAL STANDARD LOCATED IN A PEACEFUL VILLAGE LOCATION, WITH FIVE BEDROOMS!! This exclusive detached home upgraded by the current vendors to an outstanding finish, sits on a generous plot in Brandesburton, with a big open Kitchen/family living area complete with a log burning stove creating a warm cosy glow. Situated in a peaceful countryside village offering everything you'd expect and more! From local public houses, convenient store, bakery, highly regarded Chinese and Italian restaurants, Fish and Chip shop as well as the bonus of a nearby Golf Course, water sport centre and Dacre Lakes with Berts restaurant offering water frontage dining. The home resides down a private cul-de-sac and boasts stunning, picturesque, landscaped gardens, retaining a private countryside outlook and creating the perfect outdoor social setting. The property itself briefly comprises. Entrance hall, lounge, kitchen/family room, dining room, utility room, side lobby, five spacious bedrooms, 2 ensuites and a family bathroom, private fenced mature woodland garden with a patio area and summer house, a brilliant space to enjoy seeing family friends in the comfort of your own home. These homes are rarely available and always exceptionally popular so book your viewing today to avoid disappointment.





#### Entrance Hall

Composite front entrance door, coving, radiator, cloaks cupboard, power points and stairs ascending to the first floor landing.

#### Lounge

UPVC double glazed windows to the front aspect, French doors opening to the rear garden, coving, radiators, gas feature fireplace, TV point and power points.

#### Dining Room

Currently used as a home cinema room, this space is perfect for those family movies nights or big sports games, with mood lighting and integrated surround sound system, feature wall with space for TV, coving, radiator and power points.

#### Kitchen / Family Room

UPVC double window to the rear aspect, a range of wall and base units with roll top work surfaces, tiled splash backs, breakfast bar feature, under counter sink with Quooker tap, integrated dishwasher, integrated fridge/freezer, electric oven, built in electric oven and microwave unit, plate warming draw, induction hob, extractor hood, integrated wine cooler, integrated speakers, radiator and power points.

#### Dining Area

UPVC double glazed windows to the side aspects, French doors opening to the garden, loft access, radiator and power points.



#### Side Lobby

Double Glazed door opening to the side aspect and cloaks cupboard.

#### WC

UPVC double glazed window to the front aspect, part tiled walls, radiator, low flush WC, and wash hand basin with pedestal.

#### Utility Room

UPVC double glazed window to the rear aspect, a range of base units with work surfaces, cupboard housing boiler, sink and drainer unit, plumbed for washing machine, space for tumble dryer, radiator, extractor fan and power points.

#### First Floor Landing

Airing cupboard, loft access and power points.

#### Bedroom 1

UPVC double glazed windows to the front aspect, radiator, TV point and power points.

#### Dressing Room

UPVC double glazed window to the rear aspect, mirrored wardrobes, radiator and power points.

#### En-Suite Bathroom

UPVC double glazed window to the rear aspect, heated towel rail, tiled flooring, panel enclosed bath with mixer taps and mains shower over, low flush WC, wash hand basin with vanity unit and extractor fan.





**Bedroom 2**  
UPVC double glazed windows to the front aspect, radiator, TV point and power points.

**En-Suite**  
UPVC double glazed window to the front aspect, tiled flooring, heated towel rail, tiled shower cubicle with power shower, wash hand basin with pedestal, part tiled walls and extractor fan.

**Bedroom 3**  
UPVC double glazed window to the rear aspect, radiator and power points.

**Bedroom 4**  
UPVC double glazed window to the rear aspect, fitted wardrobes, radiator and power points.

**Bedroom 5**  
UPVC double glazed window to the front aspect, fitted wardrobes, radiator, telephone point and power points.

**Bathroom**  
UPVC double glazed window to the rear aspect, tiled flooring, four piece bathroom suite comprising; panel enclosed bath with mixer taps, shower cubicle with mains shower, heated towel rail, wash hand basin with vanity unit, low flush WC and extractor fan.



**Double Garage**  
Electric roller doors, power and lighting.

**Bonus Room**  
Located above the garage with its own entrance, this space is perfect for a gym, home office, games room or teenage suite. With UPVC double glazed window to the front aspect, laminate wood style flooring, electric heater and power points.

**Garden**  
Side entrance to the rear garden which is mainly laid to lawn with plant and shrub borders, woodlands area, various patios areas, outside power points, outside taps and lighting.

**Summer House**  
Power, lighting and TV point.

**Material Information - Hunters Beverley**  
Tenure Type; Freehold  
Council Tax Banding; F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	76	82
England & Wales		
EU Directive 2002/91/EC		

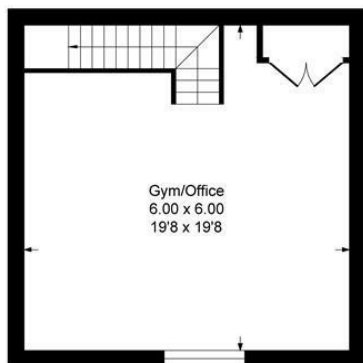
#### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

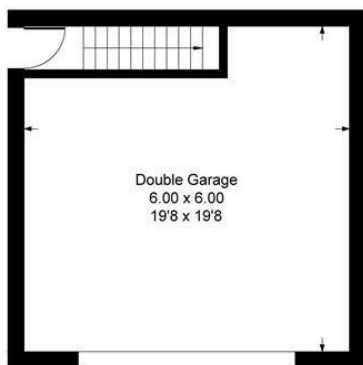
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## Oak tree way

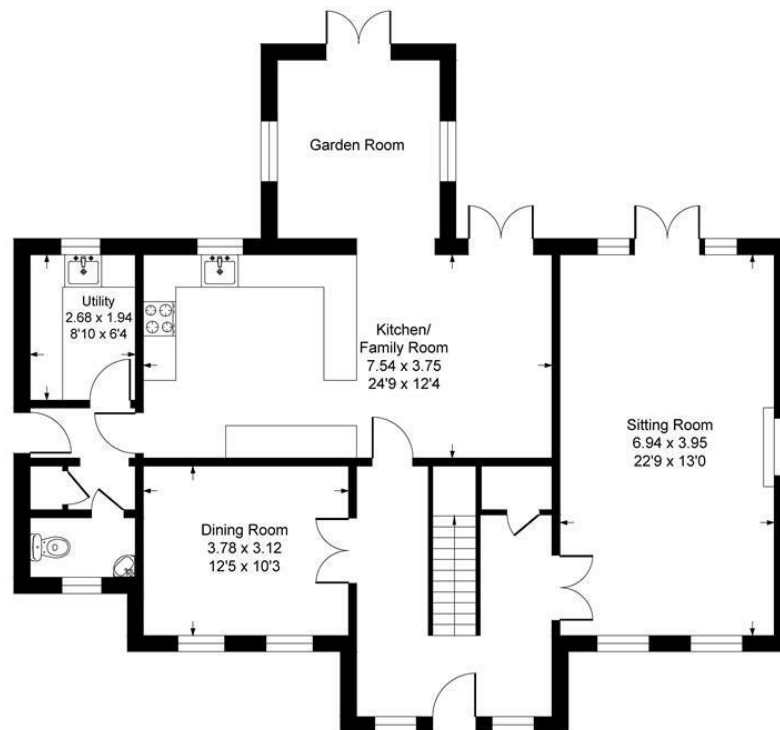
Approximate Gross Internal Floor Area = 291.4 sq m / 3137 sq ft



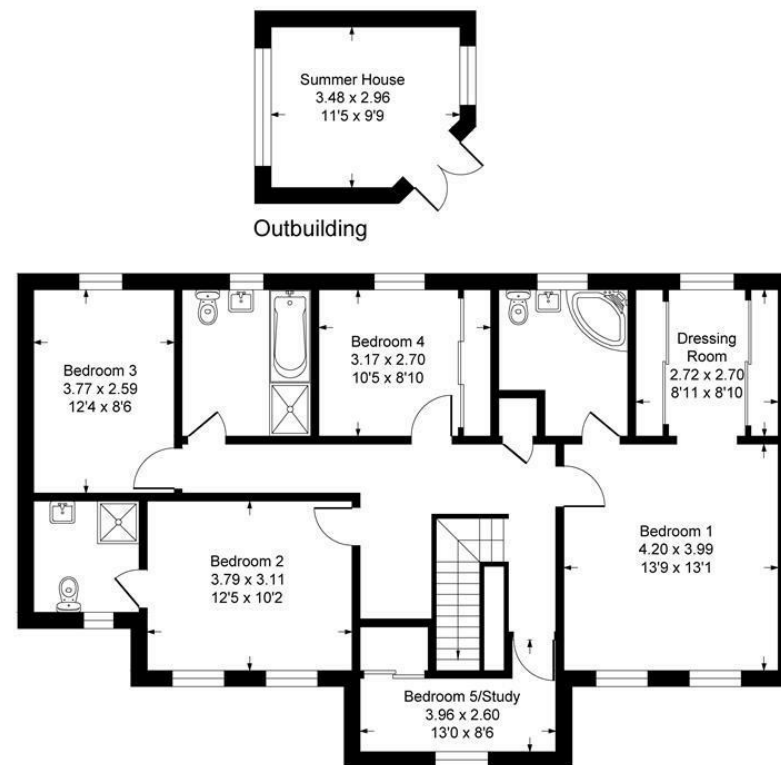
Garage First Floor



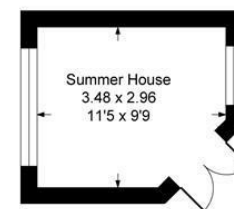
Garage Ground Floor



Ground Floor



First Floor



Outbuilding

Illustration for identification purposes only, measurements are approximate, not to scale.

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters  
01482 861411 | Website: [www.hunters.com](http://www.hunters.com)

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