



Dalton Fields, New Road, Brandesburton, Driffield, YO25 8RX

- Three-bedroom detached on Dalton Fields, Brandesburton
- Open-plan kitchen/dining/day space with bi-fold doors to the garden
- Principal bedroom with en-suite and dressing; two further bedrooms
- Driveway parking for two cars + on-plot EV charging point
- Energy-efficient new build with modern insulation, double glazing & solar panels
- Built by Wold Top Developments with premium specification
- Separate front lounge for quiet downtime
- Contemporary family bathroom plus ground-floor WC
- Enclosed rear garden — with patio.
- 10-year structural warranty for peace of mind

Asking Price £338,000



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DESCRIPTION

Plot 15, Dalton Fields — a stylish three-bedroom detached home by Wold Top Developments, set on a smart new cul-de-sac in sought-after Brandesburton. Perfectly planned for modern living, it blends generous social space with quiet rooms to unwind, quality finishes and an energy-efficient spec.

A welcoming hallway leads to a separate front lounge — an ideal snug for film nights or a calm work-from-home space. At the rear, the showpiece open-plan kitchen/dining/day space brings everyone together, with great natural light and glazed bi-fold doors opening straight out to the garden for easy indoor–outdoor living. A handy ground-floor WC and a dedicated utility help keep the main space clear and clutter-free.

Upstairs, the principal bedroom is a comfortable retreat with its own en-suite and dressing area. Two further bedrooms offer flexibility for family, guests or a home office, served by a contemporary family bathroom. The layout provides natural spots for storage and everyday practicality without compromising on style.

Outside, there's private driveway parking for two cars and an enclosed rear garden — level, secure and ready for patios, play and planting. An on-plot EV charging point makes topping up straightforward and future-proofs your move to electric.

Built for comfort and efficiency, the home features modern insulation and double-glazed windows/doors specified to deliver excellent thermal performance, helping to keep running costs in check while maintaining a warm, quiet interior.

Premium touches throughout reflect Wold Top Developments' commitment to quality.

Why Brandesburton? This thriving East Yorkshire village is loved for its friendly feel, pubs, bakery and everyday conveniences, with golf, watersports and countryside walks close by. Beverley, Driffield and the coast are within easy reach by road, putting work, schools and weekends on the doorstep.

A standout new home with parking for two and a 10-year structural warranty.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewings

Please contact bridlington@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| 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 | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.