



New Road, Brandesburton, Driffield, YO25 8RX

- Detached three-bedroom new-build home
- Sought-after Brandesburton location
- Bi-fold doors to the rear garden
- Principal bedroom with en-suite
- Driveway with optional timber carport & secure store
- Built by Wold Top Developments
- Open-plan kitchen, dining & living space
- Dedicated home office
- Solar panels & EV charging point
- High-specification finish throughout

Price £400,000



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DESCRIPTION

A beautifully designed detached home offering the perfect blend of style, flexibility and energy-efficient living, situated within the highly regarded Dalton Fields development in the sought-after village of Brandesburton.

Built by the award-winning Wold Top Developments, this exceptional new-build home has been thoughtfully designed to adapt to modern lifestyles. Whether you're a growing family, downsizing without compromise or looking for space to work from home, the versatile layout provides the flexibility to suit your needs both now and in the future.

At the heart of the home is a stunning open-plan kitchen, dining and living area, creating a bright and sociable space ideal for everyday living and entertaining. Finished to an exceptional specification throughout, the contemporary kitchen is complemented by quality fixtures and fittings, while large glazed doors create a seamless connection to the garden.

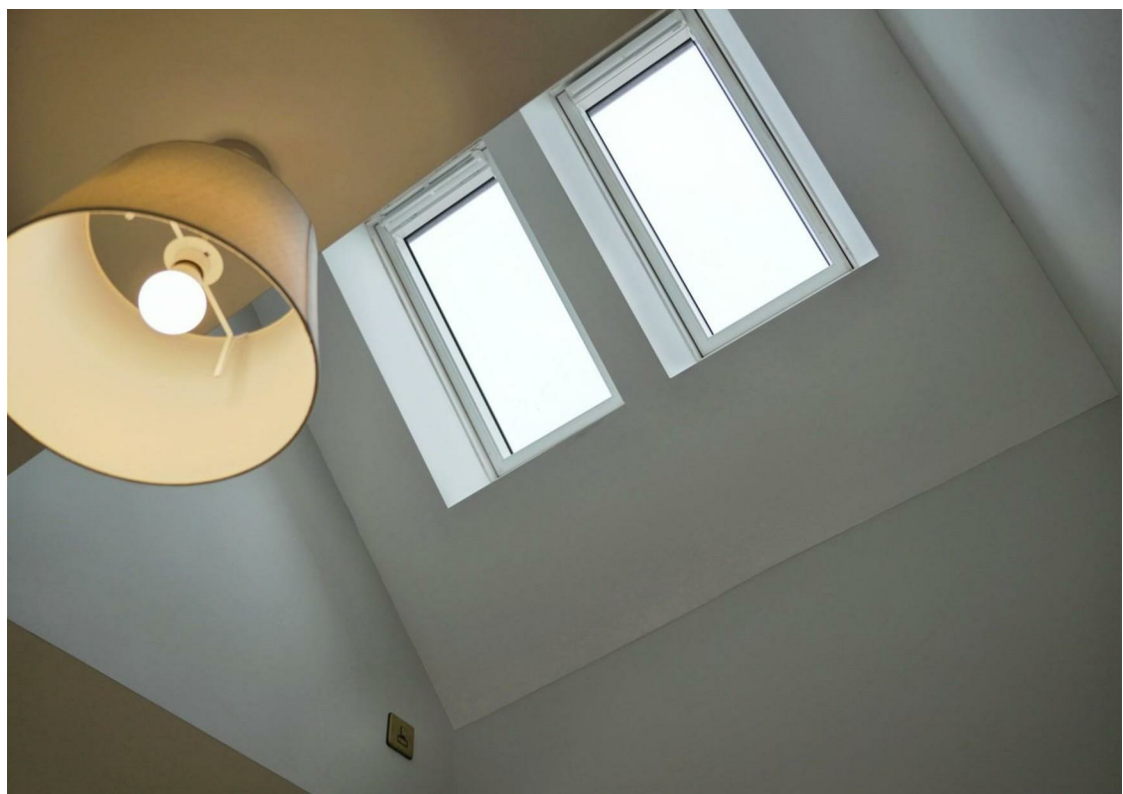
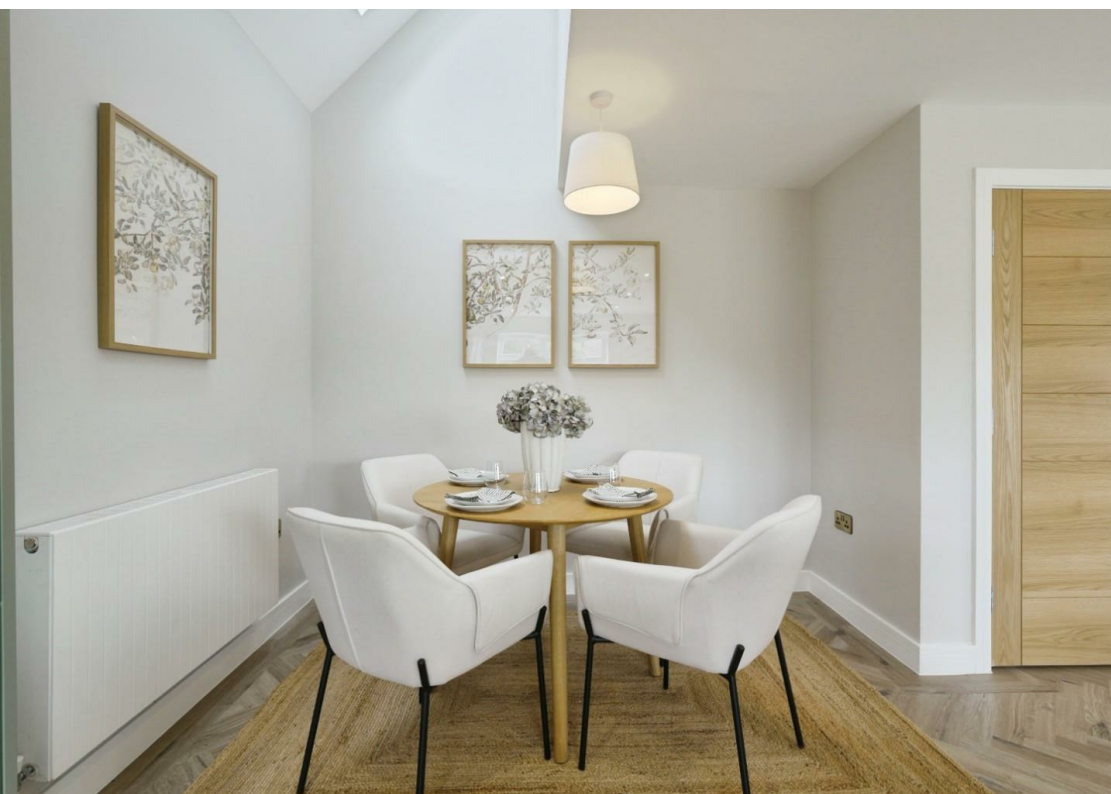
The accommodation offers three generous double bedrooms, including a spacious principal bedroom on the first floor, together with a dedicated home office, making this an ideal property for hybrid working or those needing additional flexible space. Two beautifully appointed bathrooms provide convenience for both family living and visiting guests.

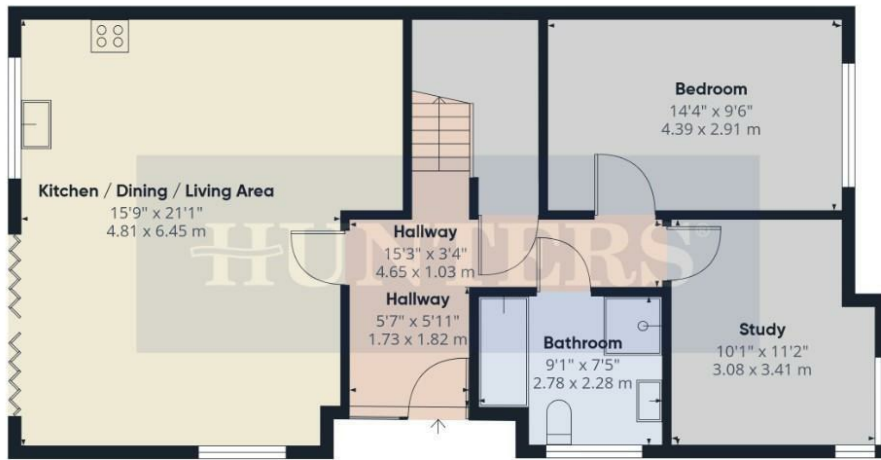
Externally, the property enjoys a private driveway complete with an EV charging point, landscaped gardens and the opportunity to add a bespoke timber carport with secure storage shed for an additional cost, allowing buyers to further personalise their home.

Designed with sustainability in mind, the property benefits from solar panels to help reduce running costs and improve energy efficiency, without comp**Discover contemporary village living at its finest with this beautifully crafted three-bedroom detached home, built by the highly regarded Wold Top Developments and forming part of the exclusive Dalton Fields development in the sought-after East Yorkshire village of Brandesburton.**

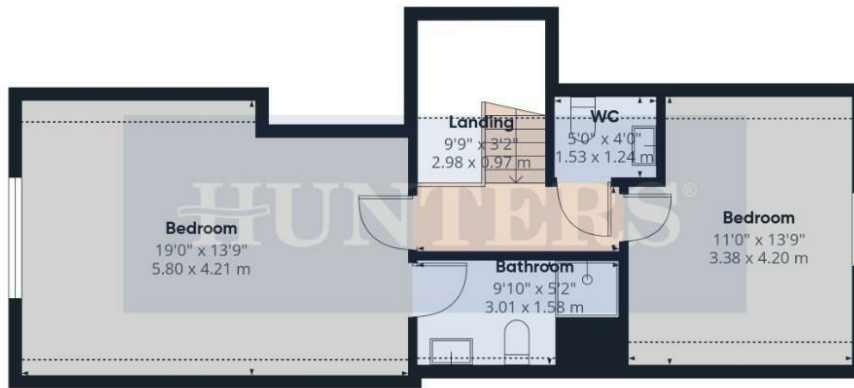
Designed for modern lifestyle







Ground Floor



Floor 1



HUNTERS
EXCLUSIVE

Approximate total area⁽¹⁾

1312 ft²
121.9 m²

Reduced headroom

62 ft²
5.7 m²

(1) Excluding balconies and terraces

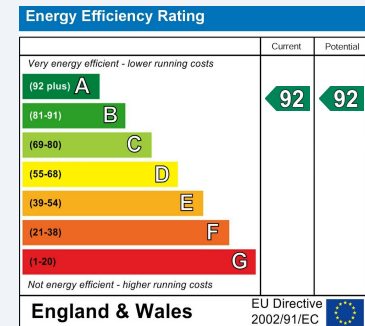
Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.



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.

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.



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