



HUNTERS®

**Kestrel Field, Beeford, Driffield**

YO25 8FX

**Offers Over £400,000**

 **4**  **3**  **2**  **A**

**HUNTERS®**  
EXCLUSIVE

# Kestrel Field, Beeford, Driffield

## DESCRIPTION

Hunters Exclusive are proud to present this immaculately presented four-bedroom detached home, located in the picturesque village of Beeford. This exceptional property, built just a year ago and maintained to an impeccable standard by the current owner, offers both style and substance. Set on a small, attractive development, the home stands beautifully on a generous corner plot and features solar panels.

Upon entering, you are welcomed by a bright and airy panelled hallway that immediately sets the tone for the quality throughout. The hallway leads into the stunning open-plan kitchen, dining, and living space—the true heart of the home.

The contemporary kitchen features modern cabinetry, high-quality worktops, a central island with breakfast bar and a full range of integrated appliances. With space for a family dining table and comfortable living area, this room is perfect for everyday living and entertaining alike. Double bi-folding doors open seamlessly onto the rear garden.

A spacious separate lounge sits at the front of the home, providing a cosy and private second living space. Completing the ground floor is a well-designed office, utility room and a downstairs WC.

Upstairs, the property continues to impress with four generously sized bedrooms. The master bedroom enjoys lovely field views and boasts a luxurious en-suite complete with double sinks and a walk-in shower. The second bedroom also features an en-suite, while the remaining two bedrooms are both great sizes. A modern family bathroom offers a four-piece suite including a free-standing bath and walk-in shower.

The rear garden is beautifully maintained and fully enclosed, offering a patio seating area perfect for family barbecues, entertaining, or simply relaxing in the sun. To the front, the property features off-road parking, a single garage and an attractive front garden.

This exclusive home offers a wonderful opportunity for families seeking high-quality modern living in a desirable village!



VIRTUALLY STAGED



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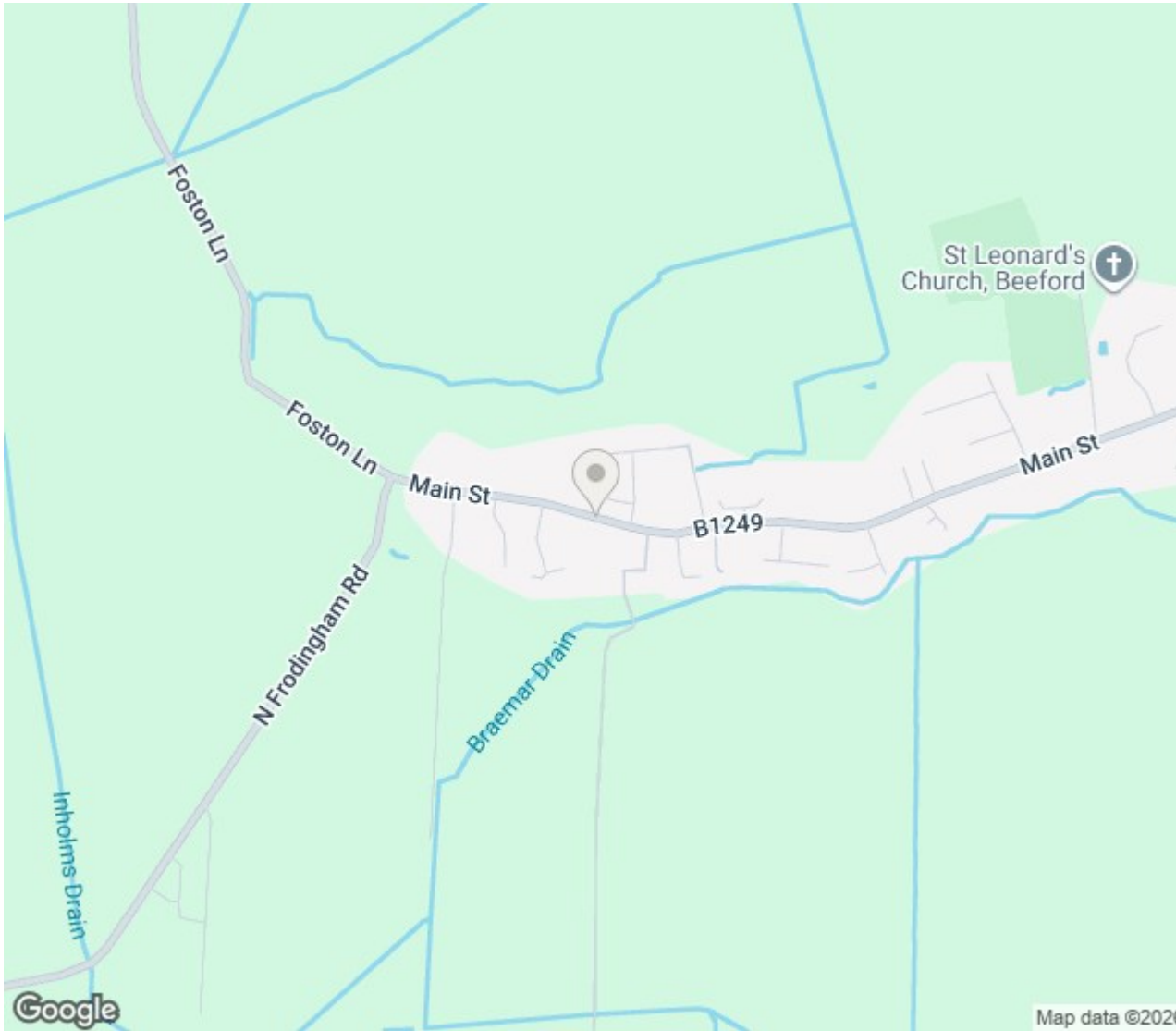
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## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>96</b>	<b>96</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			
<b>England &amp; Wales</b>		EU Directive	

### 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.

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