



New Road, Brandesburton, Driffield, YO25 8RX

- Brand-new 3/4 bedroom, 2.5 bathroom home by Wold Top Developments
- Ground-floor family bathroom with principle en-suite + WC upstairs
- Corner windows & electric rooflights for great natural light
- Energy-efficient new build with solar panels & EV charging point
- Premium village setting on New Road, Brandesburton
- Flexible layout: 2 ground-floor bedrooms; master bedroom upstairs + study/occasional 4th
- Bright open-plan kitchen/dining/living with bi-fold doors opening on to garden
- High-specification contemporary finish throughout
- Block paved driveway parking & generous enclosed rear South West facing garden
- 10 Year structural warranty

Offers Over £375,000



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DESCRIPTION

Plot 12, Poppy House, New Road, Brandesburton – Best of Both: House-Sized Living in a Dormer Bungalow – 1,378 sq ft – Wold Top Developments

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A brand-new three/four-bedroom dormer bungalow in the premium village of Brandesburton, built by Wold Top Developments to a high specification. Thoughtfully designed for flexible, low-maintenance living, Plot 12 combines classic brick elevations with modern features and a bright, contemporary interior throughout. It's a genuinely versatile home, equally suited to downsizers, families and couples, whether you're after space to work from home, room to grow into, or simply a lower-maintenance base for the years ahead.

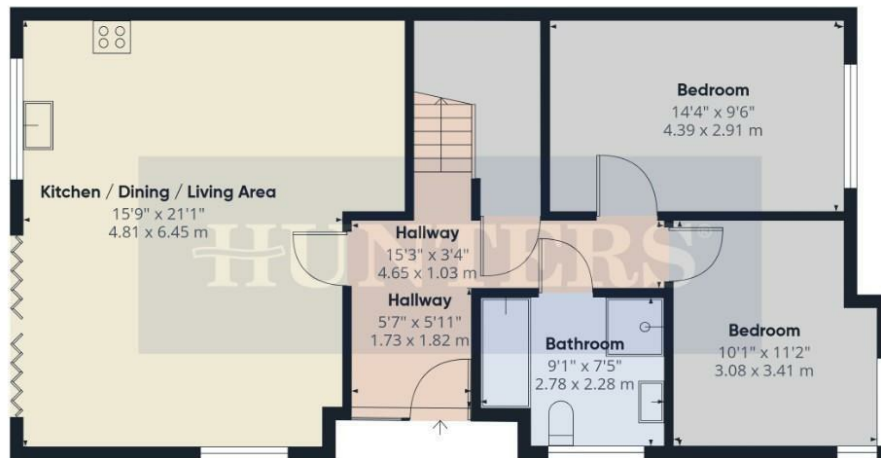
The ground floor is arranged for easy day-to-day living, with two bedrooms and a family bathroom, plus a generous open-plan kitchen/dining/living space that opens through bi-fold doors onto the rear garden, perfect for entertaining and everyday life. Corner windows and electric rooflights bring in plenty of natural light throughout. Upstairs you'll find a principal bedroom with en-suite and a separate WC, plus a flexible fourth room that works equally well as a home office, bedroom, nursery or snug, adapting easily as your needs change.

Outside there's block-paved driveway parking, a generous south west-facing rear garden, solar panels and an EV charging point, keeping running costs low and everything ready to move straight into. The build also comes with a 10-year structural warranty for extra peace of mind.

Set on New Road, you're a short walk from village amenities including the shop/post office, cafes, takeaways, pubs and the primary school, with golf, watersports lakes and countryside walks nearby, plus easy links to Beverley, Driffield and the coast.







Ground Floor



Floor 1

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.

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

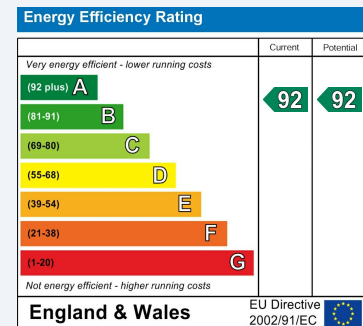
Below 5 ft/1.5 m

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.

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