



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

- Brand-new 3/4 bedroom dormer bungalow by Wold Top Developments
- Ground-floor family bathroom
- Corner windows & rooflights for great natural light
- Energy-efficient new build with EV charging point
- Premium village setting on New Road, Brandesburton
- Flexible layout: 2 ground-floor bedrooms; principal en-suite upstairs + study/occasional 4th
- Bright open-plan kitchen/dining/living with bi-fold doors to garden
- High-specification contemporary finish throughout
- Driveway parking & enclosed rear garden
- 10 Year structural warranty

**Asking Price £440,000**





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## DESCRIPTION

Plot 11, New Road, Brandesburton – Wold Top Developments

A brand-new 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 11 combines classic brick elevations with modern features and a bright, contemporary interior—ideal for downsizers, couples or anyone wanting space to work from home without the upkeep of an older property.

The ground floor is arranged for easy day-to-day living with two bedrooms, a family bathroom and a separate wet room, plus a generous open-plan kitchen/dining/living space that opens through bi-fold doors to the rear garden—great for entertaining and everyday family life. Upstairs you'll find a principal bedroom with en-suite and a versatile study/occasional room that works perfectly as a home office, dressing room or fourth guest space. Corner windows and rooflights maximise natural light throughout, while quality finishes deliver a calm, modern feel.

Outside there is driveway parking, an enclosed rear garden and an EV charging point. Energy-efficient construction keeps running costs in check, and everything is new and move-in ready. Set on New Road, you're a short walk from village amenities—shop/post office, cafés/takeaways, pubs and the primary school—with golf, nearby watersports lakes and countryside walks close by, and straightforward links to Beverley, Driffield and the coast.







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](http://www.Propertybox.io)

### Viewings

Please contact [bridlington@hunters.com](mailto: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) <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		
<b>England &amp; Wales</b>	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.