



## Kestrel Field, Beeford, Driffield, YO25 8FX

- Stylish three-bedroom detached bungalow
- Bright open-plan kitchen/dining/living area with bi-fold doors to the garden
- Choice of Wren kitchen with customisation options
- Generous garden and outdoor space
- Option to add a garage for £20,000

- Energy-efficient home with solar panels – Predicted EPC 'A'
- Option to adapt the layout to include a separate lounge
- Opportunity to personalise flooring, tiling and colour schemes
- Two private parking spaces included

**Price £285,000**





# Kestrel Field, Beeford, Drifffield, YO25 8FX

## DESCRIPTION

Plot 33 - Three-Bedroom Detached Bungalow with Solar Panels – Predicted EPC 'A'

OPTION to add a garage for £20,000

Set within the popular village of Beeford, Manor Farm is an exclusive development of just 40 homes, built by respected local developer Allon Homes. Already in high demand, the site offers a mix of high-quality properties ranging from two-bedroom cottages to four-bedroom executive homes – all designed with energy efficiency and modern living in mind.

Plot 33 is a stylish three-bedroom detached bungalow, finished to a superb standard. The home features a bright, open-plan kitchen, dining and living space with bi-folding doors leading onto the garden. Buyers also have the flexibility to adapt the floorplan to create a separate lounge if preferred, tailoring the layout to suit their lifestyle.

As standard, each home includes:

A choice of Wren kitchen

Solar panels fitted as standard

The option to personalise flooring, tiling and colour schemes

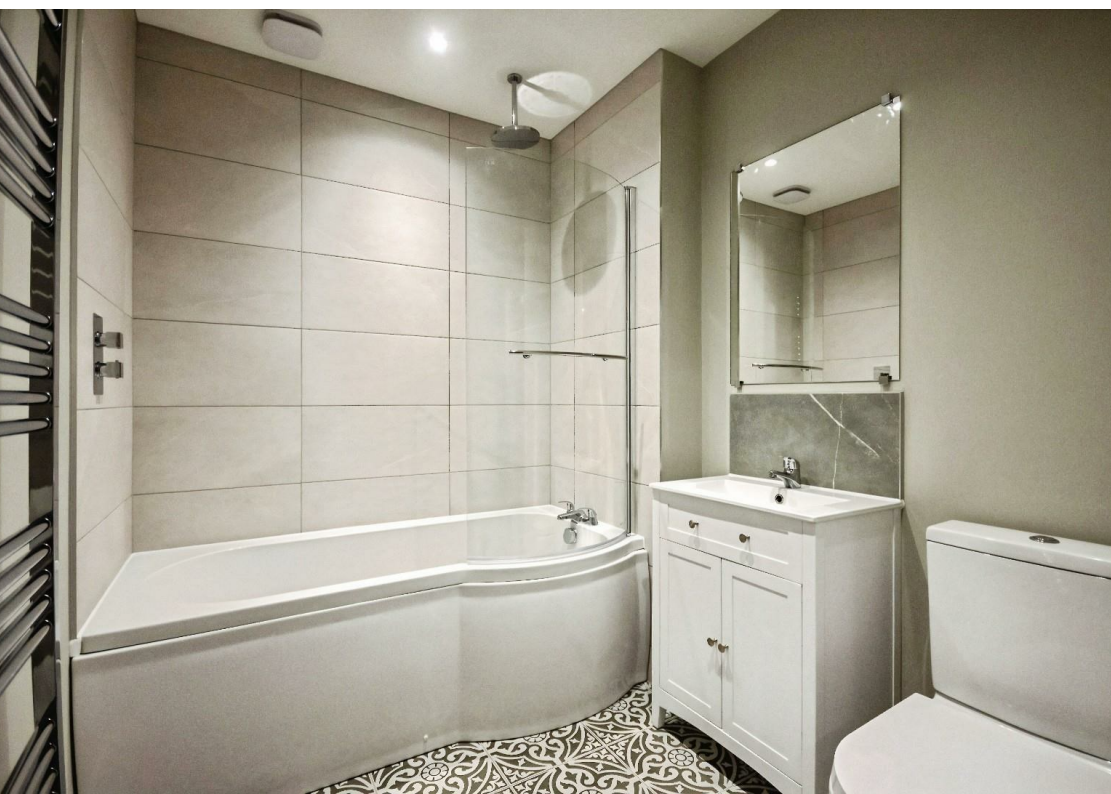
Generous gardens and parking for at least two vehicles

For those wanting additional space, a garage can also be added to Plot 33 for £20,000.

Beeford is a thriving village with a shop, post office, pub, sports facilities and a well-regarded primary school. The seaside resort of Hornsea and the historic market town of Beverley are both within easy reach, offering further shopping, dining and leisure opportunities.









### 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.



27 Quay Road, Bridlington, YO15 2AR  
Tel: 01262 674252 Email: [bridlington@hunters.com](mailto:bridlington@hunters.com) <https://www.hunters.com>

## 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.

