



## High Peter Close, Drifffield, YO25 5GU

- Stunning Semi-Detached Home Built In 2024
- Main Bedroom With Dressing Area & En-Suite
- Upgraded Throughout
- Generous Corner Plot
- EPC Rating: B
- Three Bedrooms
- Modern Kitchen/Diner
- Air Conditioning On The First Floor
- Off-Road Parking & Garage

**Asking Price £300,000**



# 4 High Peter Close, Driffield, YO25 5GU

## DESCRIPTION

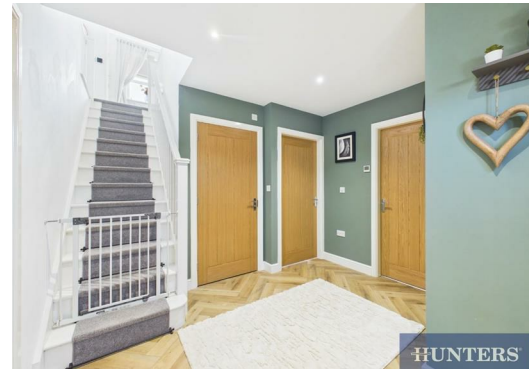
Immaculately presented and beautifully maintained, this three-bedroom semi-detached home was built in 2024 and occupies a generous corner plot within a popular modern development in Driffield. Having been thoughtfully upgraded by the current owners, the property offers a stylish, contemporary, move-in-ready home.

Upon entering, the welcoming entrance hall immediately sets the tone, with the upgraded herringbone flooring running throughout the home, creating a stylish finish. The lounge is positioned to the rear of the property and has been tastefully decorated to provide a comfortable and inviting reception space, with double doors opening directly onto the rear garden and allowing plenty of natural light in.

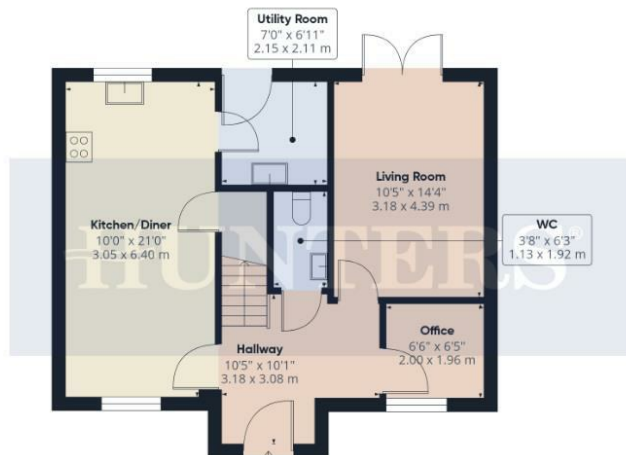
At the heart of the home is the open-plan kitchen/diner, featuring a contemporary navy shaker-style kitchen with integrated hob, oven and fridge/freezer, plenty of storage and a useful breakfast bar. There is ample space for a family dining table, making this a fantastic social space for entertaining. A separate utility room provides space for freestanding appliances and access to the rear garden. The ground floor also offers a versatile study, ideal for home working, a hobby room or playroom, and a convenient downstairs WC.

Upstairs are three bright and airy bedrooms, with the main bedroom benefiting from a built-in dressing room and modern en-suite shower room. The stylish family bathroom features a three-piece suite including a bath with shower over. The first floor also benefits from air conditioning, providing an added level of comfort during the warmer months.

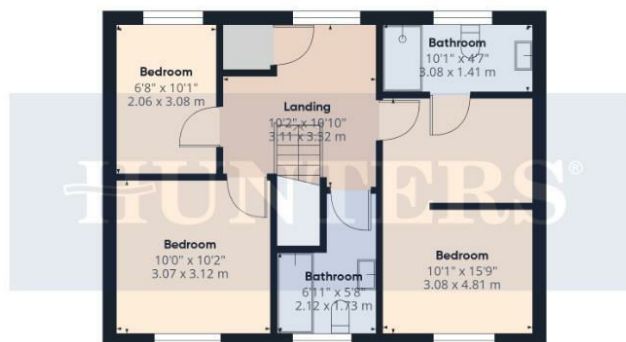
Externally, the property enjoys a generous plot, offering an excellent amount of outdoor space. The rear garden features a lawn together with a patio seating area, creating an ideal setting for outdoor dining, entertaining, children to play or simply relaxing. The garden also benefits from external lighting and power sockets. To the rear is a driveway and access to the single garage.







Ground Floor Building 1



Floor 1 Building 1



HUNTERS®

Approximate total area<sup>(1)</sup>  
1123 ft<sup>2</sup>  
104.3 m<sup>2</sup>

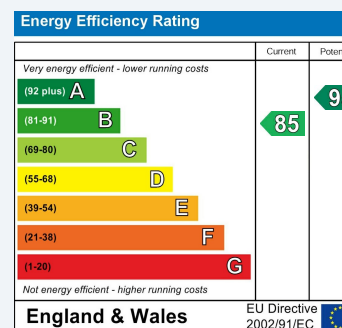
(1) Excluding balconies and terraces

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

GIRAFFE 360

## 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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### 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>

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