



Cottam Well Close, Driffield, YO25 5GB

- Stunning Detached Home
- Modern Kitchen/Diner With Integrated Appliances
- Enclosed South-Facing Garden & Off-Road Parking
- 10 Year NHBC Warranty From 2022
- Three Bedrooms
- Beautifully Maintained By The Current Owner
- Desirable Location Within A Recently Built Development
- Corner Plot On A Quiet Cul-De-Sac In Driffield

Asking Price £250,000



4 Cottam Well Close, Driffield, YO25 5GB

DESCRIPTION

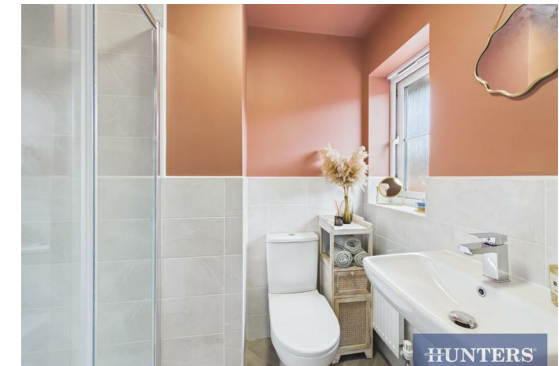
A stunning three-bedroom detached home, built in 2022 and situated on a desirable modern development, occupying a corner plot within a quiet cul-de-sac in Driffield. Beautifully maintained throughout and ready to move straight into, this impressive property offers modern, versatile accommodation ideally suited to couples, families, first-time buyers and downsizers alike.

The bright and welcoming entrance hall sets the tone for the rest of the home, leading into the spacious dual-aspect lounge. This excellent reception room offers plenty of room for a range of furniture and provides a lovely cosy space for relaxing and entertaining.

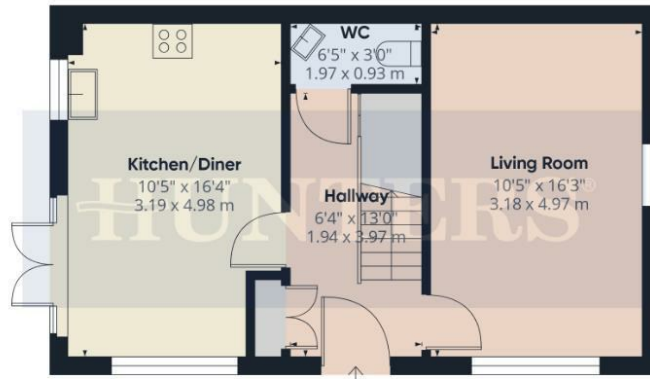
To the rear is the kitchen/diner, fitted with modern gloss cupboards offering excellent storage, together with an integrated hob, eye-level oven, fridge/freezer, dishwasher and washing machine. There is ample room for a family dining table, creating a fantastic social space for everyday family life or entertaining guests. Double doors open directly onto the garden, allowing plenty of natural light into the room and providing easy access outside. A convenient downstairs WC completes the ground floor.

Upstairs, there are three bedrooms, including two spacious doubles and a single bedroom, currently utilised as a home office. The main bedroom benefits from a modern en-suite shower room with attractive half-tiled walls, while the contemporary family bathroom features a modern three-piece suite.

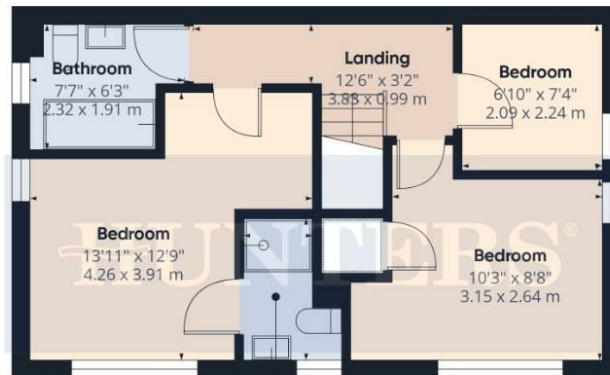
Outside, the South-facing rear garden offers a combination of lawn and an extended patio area, providing an excellent space for outdoor seating, entertaining and enjoying the warmer months. The generous patio creates a practical area for garden furniture, while the lawn offers plenty of space to enjoy the garden and make the most of the outdoor space. Schedule a viewing today!







Ground Floor



Floor 1



HUNTERS®

Approximate total area⁽¹⁾

868 ft²
80.7 m²

(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

Viewings

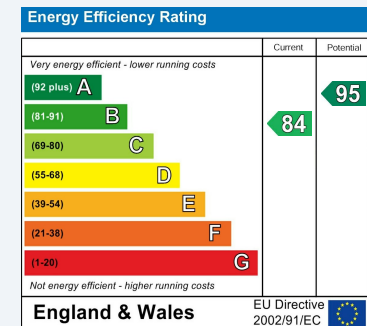
Please contact bridlington@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.

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.