



Foston Lane, Driffield

YO25 8JZ

Asking Price £400,000



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EXCLUSIVE

Foston Lane, Drifffield

DESCRIPTION

Situated in the heart of North Frodingham, this beautifully presented detached home offers generous living space, modern finishes, and a fantastic layout—ideal for growing families or those needing extra room for work or entertaining.

Inside, the property boasts two comfortable living rooms and a separate reception room, providing versatile spaces for relaxing, entertaining, or creating a playroom. One reception room features dual-aspect windows that flood the space with natural light and offer direct access to the garden, creating a bright and welcoming atmosphere. From here, step into the snug—a cosy, traditional space complete with an exposed brick fireplace and a log burner, perfect for unwinding on colder evenings.

The beautifully presented kitchen is the true heart of the home, featuring a central island, ample storage, and plenty of room for everyday cooking and gathering. There's also space for an additional dining table, making it perfect for family meals or hosting guests. Additional ground floor features include a utility room and a pantry, offering excellent storage and practicality for busy households.

Upstairs, there are four generously sized bedrooms and a dedicated office, ideal for remote working or studying. The master bedroom benefits from a modern en suite shower room with a three-piece suite, while the family bathroom is a stylish and spacious four-piece suite, complete with both a bath and a separate shower.

Outside, the property enjoys a large, well-maintained garden with both lawn and patio areas—perfect for outdoor dining, entertaining, or simply relaxing in the sunshine. The home also benefits from off-road parking with secure double gates, offering convenience and peace of mind.

This superb detached home offers the perfect balance of space, style, and functionality, all within a desirable location in North Frodingham.

Viewing is highly recommended to appreciate all that this property has to offer.



ROOMS







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1916 ft²

178 m²

Reduced headroom

13 ft²

1.2 m²

(1) Excluding balconies and terraces

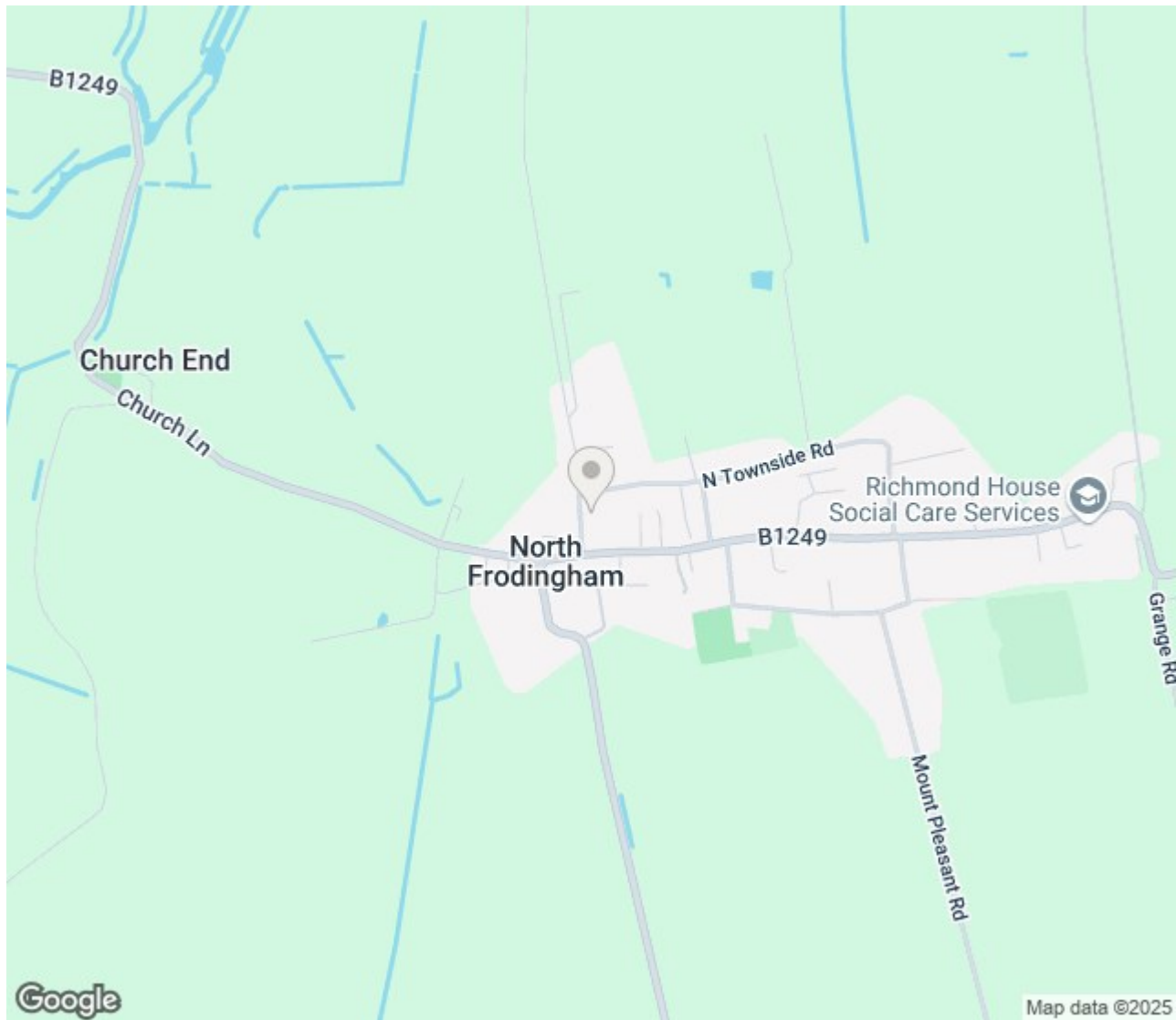
Reduced headroom

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

27 Quay Road, Bridlington, YO15 2AR | 01262 674252 | bridlington@hunters.com

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