



Holme View Court, Burton Agnes, Driffield
YO25 4NY

Offers Over £535,000



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The Farriers, Holme View Court, Burton Agnes, Driffield

DESCRIPTION

Tucked away in the charming village of Burton Agnes on a quiet private road, this beautifully presented detached dormer bungalow offers a rare opportunity to own a very spacious and flexible home—ideal for multi-generational living or anyone seeking room to grow. Set on a private plot of just under a quarter of an acre, it blends comfort, practicality, and style.

The property features solid oak flooring, oak beams and oak reception doors. Four of the bedrooms have fitted furniture by Hammonds.

The hand-crafted kitchen and utility room in solid pippin oak with granite worktops are both functional and elegant. The kitchen includes a central island, three integrated ovens, two warming drawers, induction hob, integrated dishwasher, and a plumbed fridge freezer.

A separate utility room which leads to the integral garage, and downstairs WC add extra convenience.

Flowing from the kitchen, the large dining hall is ideal for hosting or enjoying special moments. The living room features an inglenook fireplace housing a gas-burning stove creating a perfect focal point.

The ground floor includes two well-sized bedrooms—one currently used as a study. The master includes an extensive range of fitted furniture and a recently refitted en suite with walk-in shower.

One staircase leads to a large bedroom currently used as an entertainment room and a three-piece bathroom. A second staircase leads to two further bedrooms, one with an en suite, and a four-piece bathroom with shower and recently fitted hydrotherapy bath.

Additional features include a BOSE cinema surround sound system. There is a intruder alarm and CCTV system, recently replaced UPVC slide-and-tilt sash windows and doors, a summer house, and a shed.

Outside, there's a driveway with electrically operated gated access with intercom, off road parking, and a double garage with recently replaced remote-operated electric sectional doors.

This stunning home must be viewed to fully appreciate its highly individual space!



ROOMS





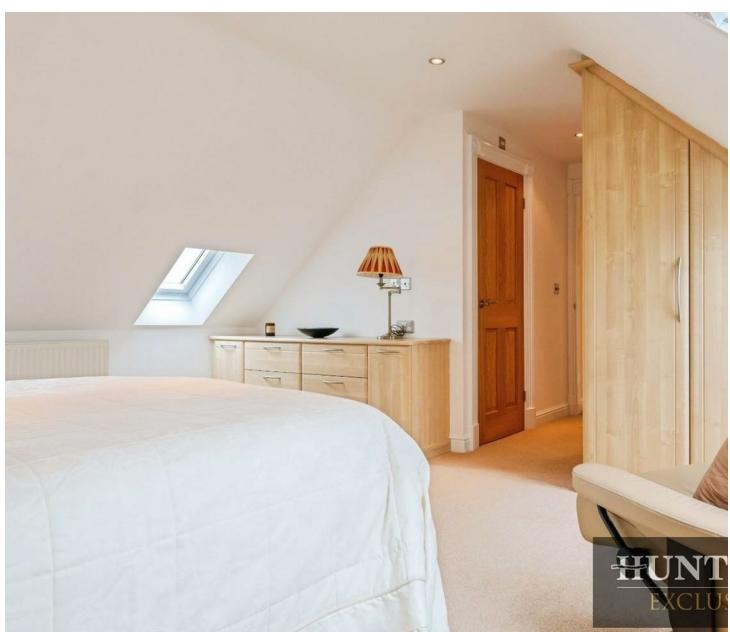
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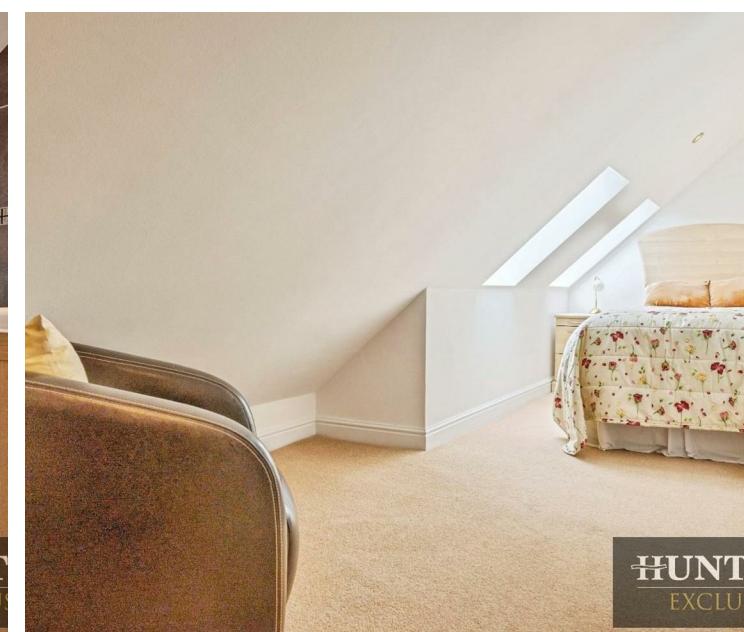
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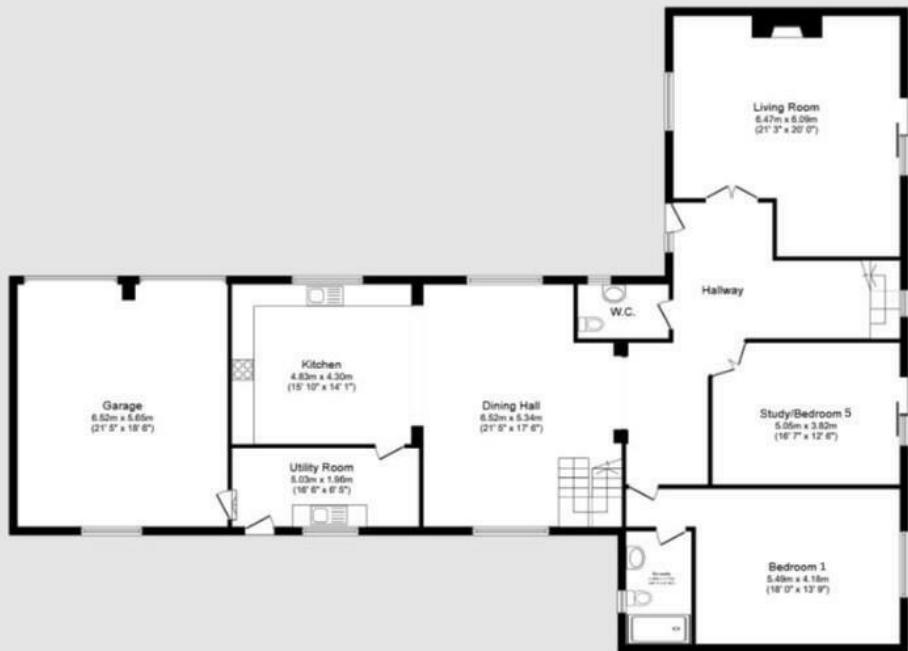


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Ground Floor

Floor area 221.4 sq.m. (2,383 sq.ft.)

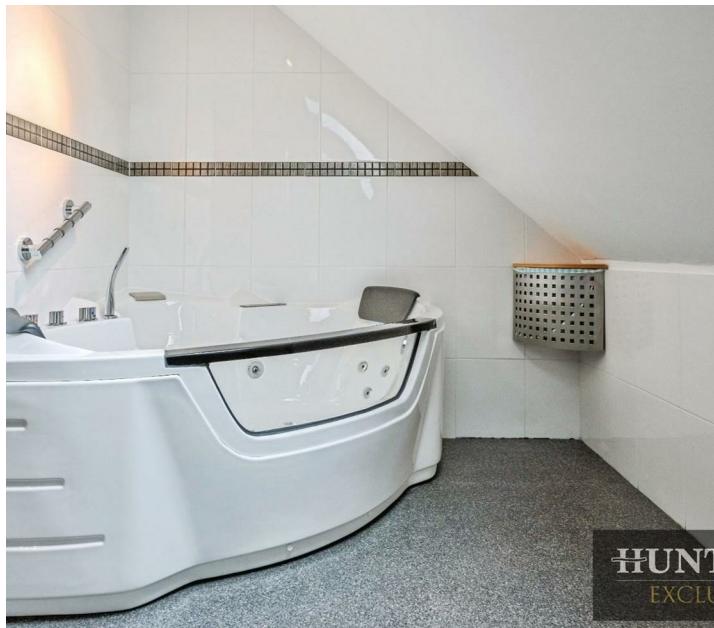


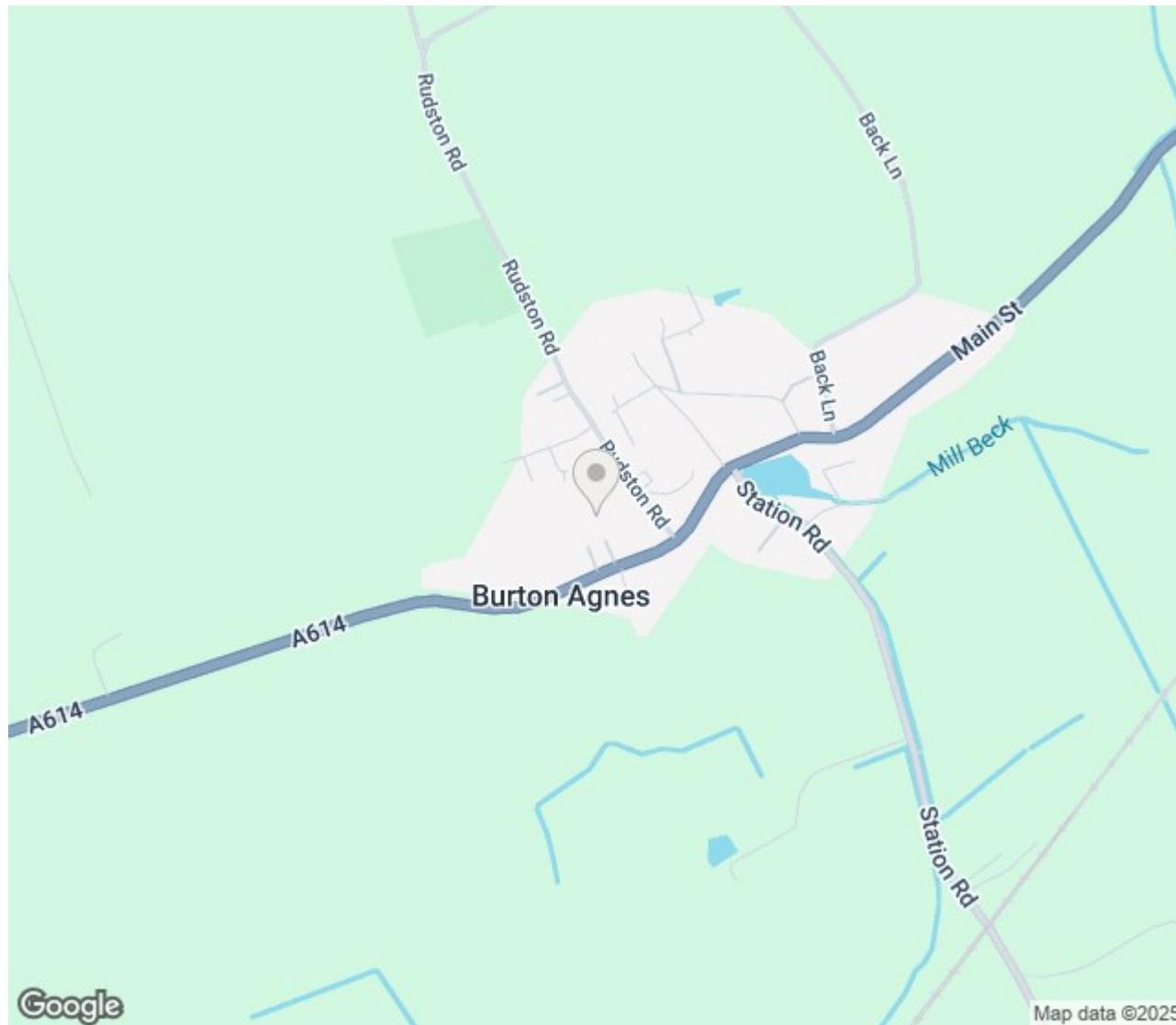
First Floor

Floor area 134.6 sq.m. (1,449 sq.ft.)

Total floor area: 356.0 sq.m. (3,832 sq.ft.)

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





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	80	85
(69-80)	C		
(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.

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