



## Wiles Close, Drifffield, YO25 5FY

- Detached Family Home
- Beautiful Modern Kitchen With Island
- Tastefully Decorated Throughout
- Private Rear Garden
- Located Within A Desirable New Development
- Four Spacious Bedrooms
- Integrated Appliances
- Fitted Wardrobes
- Lovely Position Overlooking Neighbouring Field

**Asking Price £330,000**



# 14 Wiles Close, Driffield, YO25 5FY

## DESCRIPTION

This immaculately presented detached family home is located within a desirable modern development in Driffield. The property has been meticulously maintained by the current owners and is tastefully decorated throughout, offering stylish and spacious accommodation ideal for modern family living.

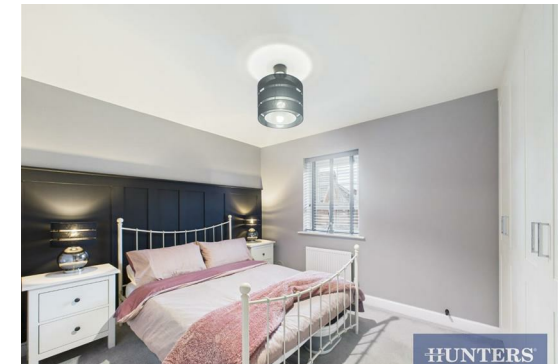
The heart of the home is the beautiful modern kitchen, thoughtfully designed with an excellent range of contemporary units providing ample storage and generous worktop space, ideal for both everyday cooking and entertaining. There is a range of integrated appliances, and double doors open out to the rear garden, creating a bright and inviting space ideal for both everyday living and entertaining.

The spacious lounge offers ample room for a variety of furniture arrangements and further benefits from access to the garden, allowing plenty of natural light to flood the room. In addition, there is a versatile second reception room, ideal for use as a dining room or home office. A convenient downstairs WC completes the ground floor accommodation.

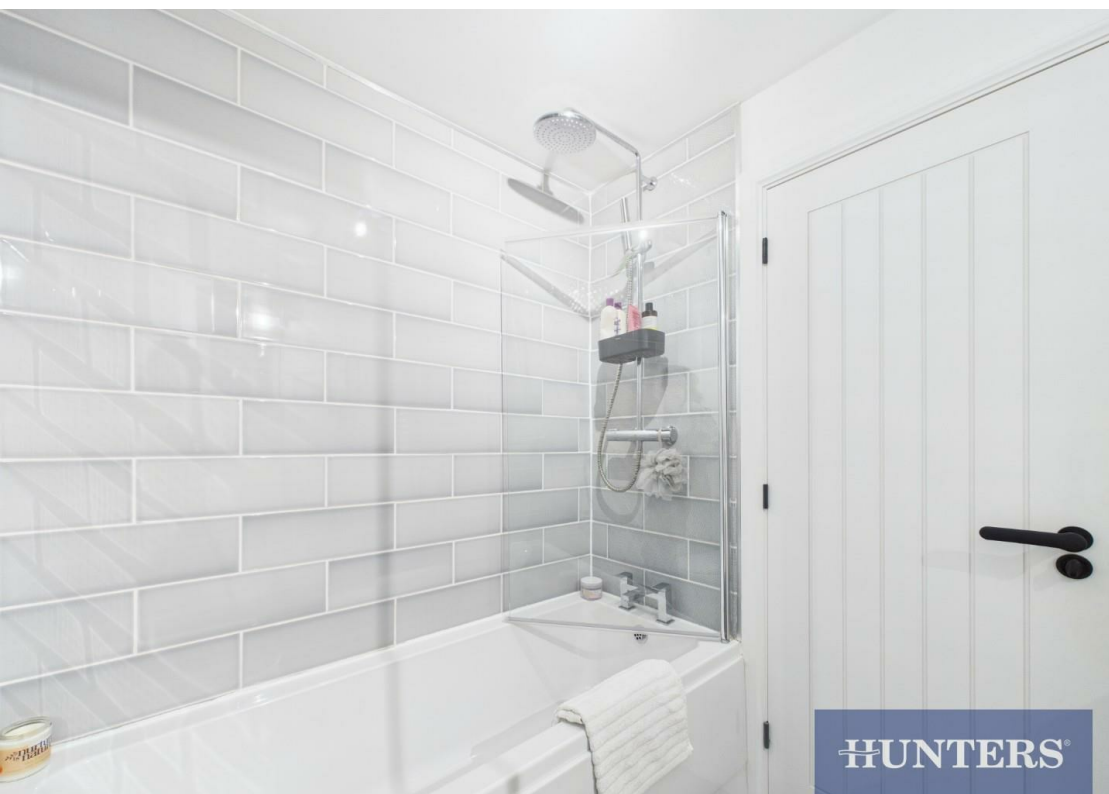
To the first floor, the property offers four well-proportioned bedrooms. The dual-aspect main bedroom is a standout feature, boasting attractive panelled walls, built-in wardrobes, and a modern en suite shower room. There are two further generous double bedrooms, both with fitted wardrobes, and a fourth bedroom which would make an ideal spacious single room or home office. The family bathroom is finished with tiled walls and features a three-piece suite including a bath with shower over.

Externally, the rear of the property enjoys a private, low-maintenance garden, thoughtfully designed with gravel, patio, and decking seating areas—perfect for relaxing or entertaining. To the front, there is a well-maintained garden, off-road parking, and a single garage.

Situated close to local shops, schools, and a range of other amenities, this superb home offers convenient and comfortable family living. Schedule a viewing today!









### Viewings

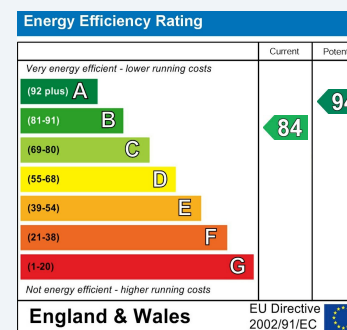
Please contact [bridlington@hunters.com](mailto:bridlington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

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

## 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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