



Nether Nau, Nethergate, Nafferton, Driffield, YO25 4LP

Guide Price £925,000

If you are someone that enjoys space and privacy, desire contemporary and well proportioned living accommodation, then look no further as this stunning, individually designed family home provides all of the above and so much more. The property boasts over 3900 sqft of internal accommodation, a triple garage, a two acre paddock and stables. It is not very often that houses of this calibre come to the market, so a viewing is highly recommended to fully appreciate everything that it has to offer.

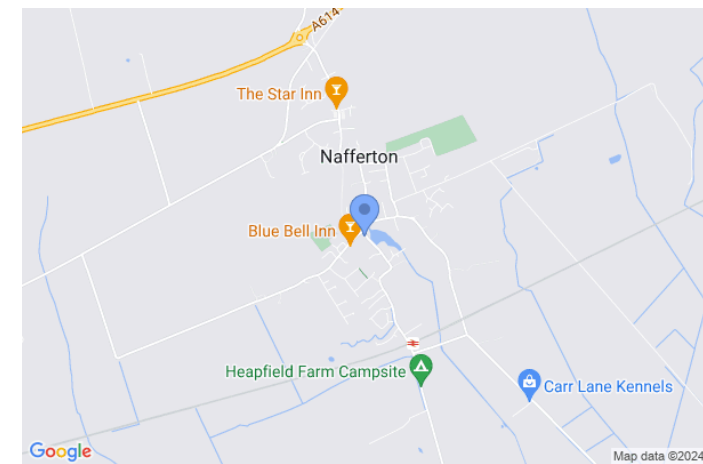
On entering the property you find yourself in a grand entrance with split level stairs leading to the first floor, doors off to all sides and a stunning gas fire to the right with an enamel surround. The substantial living room has parquet flooring, benefits from dual aspect windows, one of which is a bay, whilst a gas fire with an ornate wood surround can be found at the centre. A home office can be found immediately adjacent which could be used for a variety of purposes including a games room or snug. A cloakroom with a floating hand basin and w/c completes the front section of the property.

Moving through into the rear you find yourself in the open plan kitchen/diner which has been fitted with an L shaped granite worktop that incorporates a recessed stainless steel sink with drainer and a five ring gas hob. There is a central island, again with a granite worktop which doubles up as a breakfast bar and has storage below. There are various appliances including two Neff hide & slide ovens, dishwasher, wine fridge and an American style fridge freezer. There is an array of storage units and space towards the utility room for a table with chairs. The utility room comprises of an L shaped worktop, stainless steel sink with drainer, built in storage, a door that opens to the side garden and space for multiple white goods.

To the other side of the utility is a formal dining room which has space for a good sized dining table with chairs and has a recess in one corner that can accommodate an electric fire or utilised as a feature. A sitting area is located just off the kitchen, with a bow window that allows natural light to flood in. A door from here gives access to another reception room with windows to all sides, whilst a set of French doors open to the side garden. A circular garden room at the very rear of the property completes the ground floor.

The bedrooms are equally as impressive and spacious as the living areas downstairs. The master bedroom has been fitted with multiple wardrobes to both sides of the room, has a separate dressing area again with fitted storage and an en-suite comprising roll top bath, walk in double shower with rainfall shower head, low level w/c, large floating hand basin and a chrome heated towel rail. There are three further double bedrooms, all with built in wardrobes and a single which could be used as a second home office. A four piece family bathroom completes this floor.

Electric gates to the side of the property open to a substantial block paved drive which provides parking for multiple cars. There is a triple garage with electric roller doors, a store room with w/c, a stable and a home office within the second stable which has power and is connected to the internet. A lovely summer house with a thatched roof is in one corner of the garden and provides a lovely place to sit and enjoy the sun in the summer months. A concrete yard is secured by metal gates, with the one of the gates giving access to the two acre paddock. The gardens have been beautifully maintained, with attractive lawned areas, colourful flowers and a variety of mature shrubs and trees.





A STUNNING FAMILY HOME WITH 2 ACRES AND OUTBUILDINGS



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	78

Environmental Impact (CO ₂) Ra		0	0
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			

Viewing strictly by appointment

Tenure Freehold

Council Tax Band G

Local Authority East Riding of Yorkshire Council

Services Mains water, electric & drainage.



Address: Nether Nau, Nethergate, Nafferton, Driffield, YO25 4LP
Reference: 1917

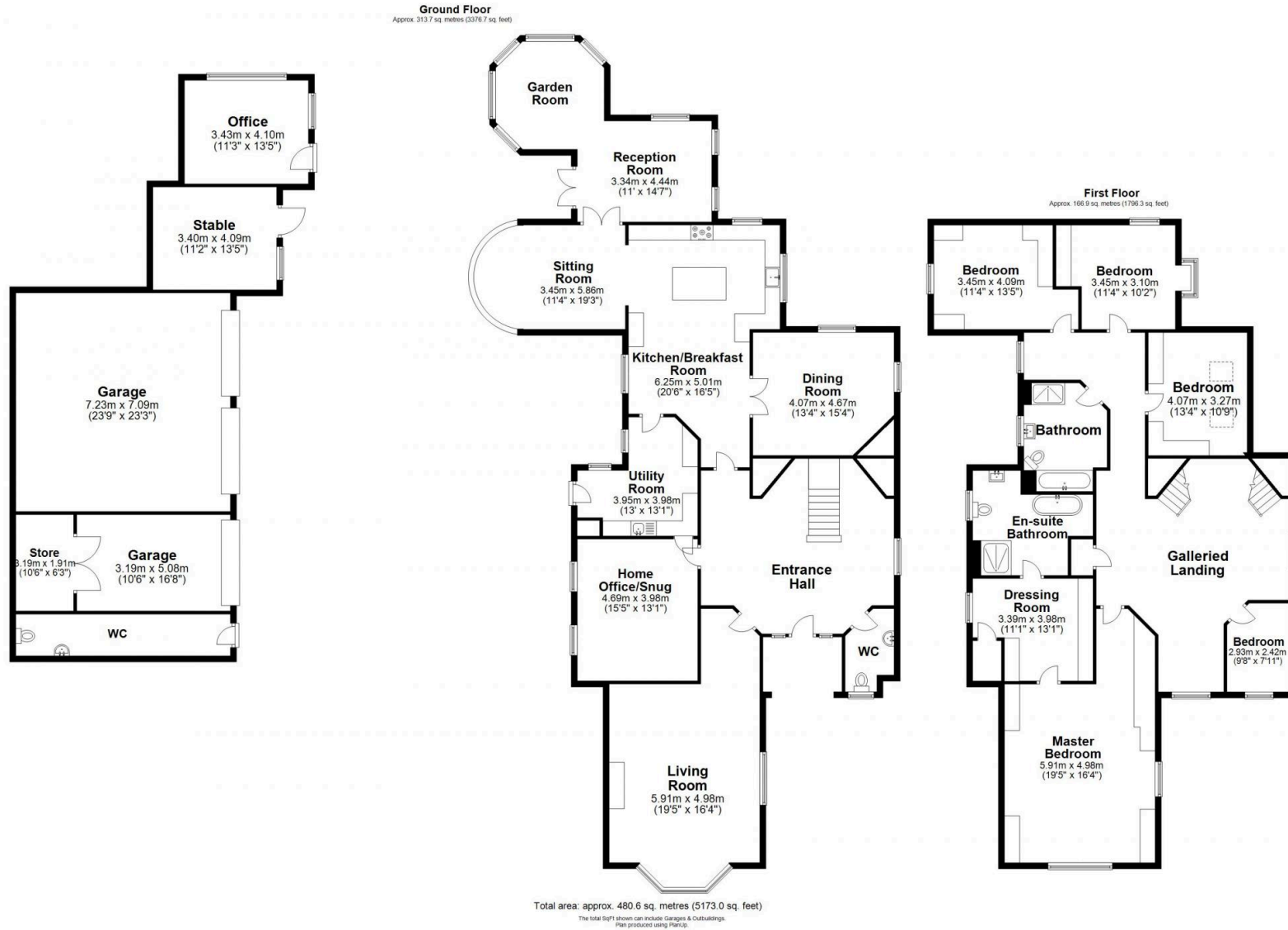


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