



DRIFFIELD ROAD, KILHAM
£495,000

Carter Jonas

CHERRY TREES, DRIFFIELD ROAD, KILHAM, YO25 4SP

Offering over 2,600 sq ft of beautifully finished accommodation, Cherry Trees has been renovated, extended and transformed into a home that offers space, style and flexibility, making it a standout property within the village.

The heart of the home is the stunning open-plan kitchen and living space, perfectly suited for everyday family life and entertaining. The ground floor is further complemented by a formal lounge, dining room and dedicated study. Practical additions including a utility room and pantry enhance functionality, while two ground-floor bedrooms, an ensuite and stylish family bathroom offer excellent flexibility for guests or single-level living. Upstairs, two further bedrooms both enjoy en-suite facilities, with the principal suite also benefiting from a dressing area to create a true retreat.

Positioned in the sought-after village of Kilham, within the Yorkshire Wolds, the property enjoys a peaceful yet well-connected location with local amenities close at hand and easy access to Driffield and Bridlington. Outside, the garden provides a well-maintained and private space to relax, while the expansive frontage offers generous off-street parking for multiple vehicles, caravans or motorhomes. To the side of the property is a useful workshop, ideal for hobbies, storage or home projects. This is a rare opportunity to secure a substantial, turn-key family home in a highly desirable village setting with no onward chain.

TENURE Freehold

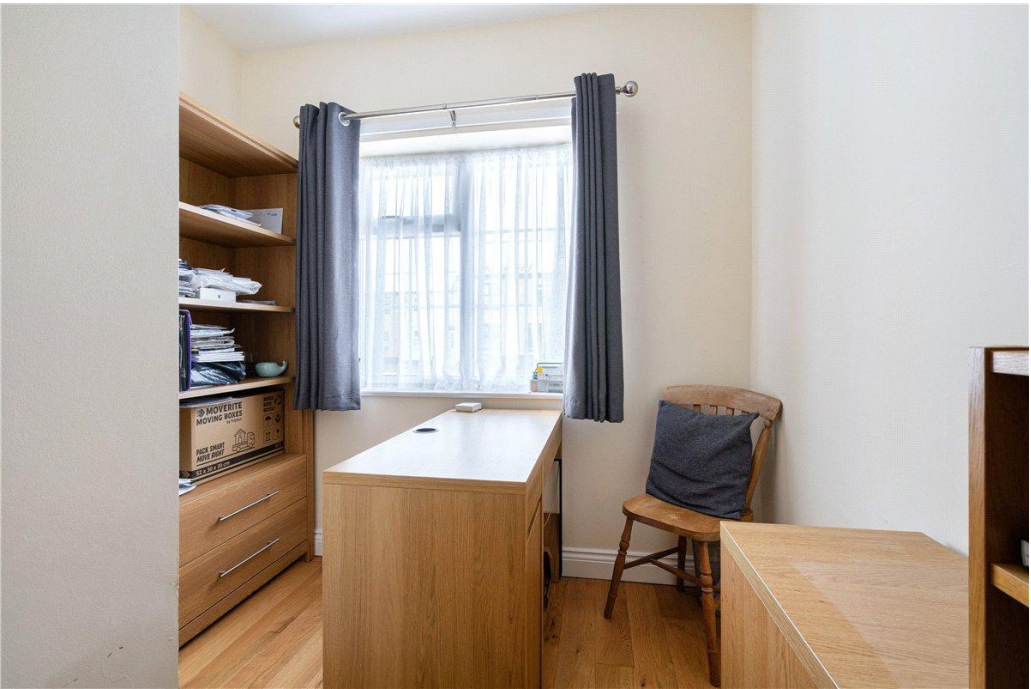
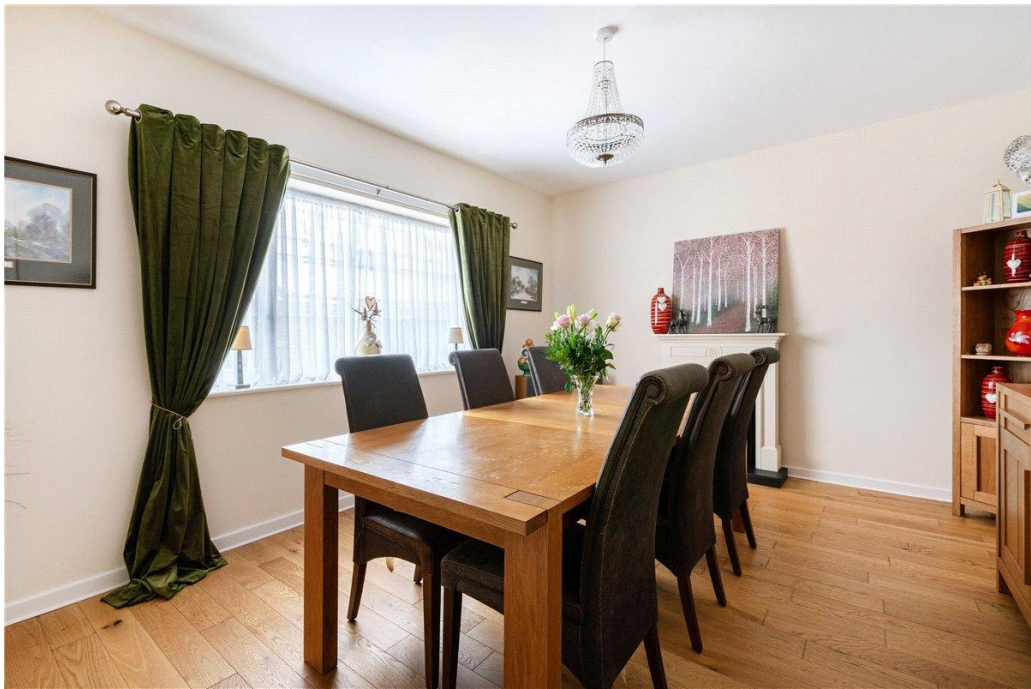
LOCAL AUTHORITY East Riding of Yorkshire Council

COUNCIL TAX BAND E

EPC BAND C

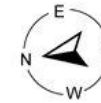
A SUBSTANTIAL AND BEAUTIFULLY REFURBISHED VILLAGE HOME WITH OVER 2,600 SQ FT OF LIVING SPACE, EXTENSIVE PARKING AND A WORKSHOP, ALL SET IN THE HEART OF KILHAM.





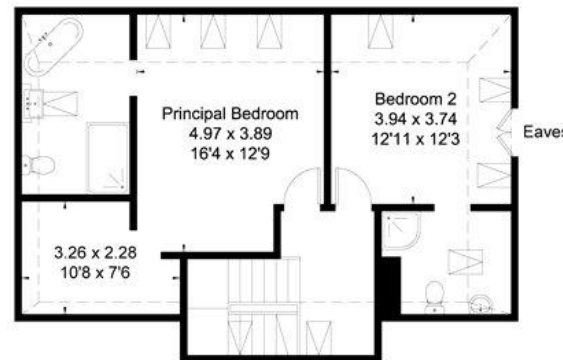


Drifffield Road, Kilham Drifffield, YO25
 Approximate Area = 2621 sq ft / 243.5 sq m
 Workshop = 243 sq ft / 15.4 sq m
 Total = 2864 sq ft / 258.9 sq m

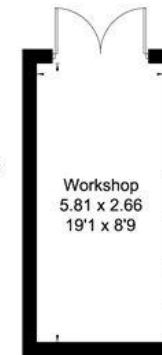


Ground Floor

= Reduced head height below 1.5m



First Floor



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #100531

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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