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Kensington Gardens Howden DN14 7JN

£380,000

- Individual Detached House
- 4 Good Sized Bedrooms
- High Quality En Suite
- Stunning Breakfast Kitchen
- Multi Integrated Appliances
- Superb Bathroom
- Db Garage & Gardens
- EPC Rating C



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Registered in England No 8047217 Registered Office: Suite One,
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WHY HOUSESETC?

Visit www.housesetc.co.uk, our superb and easy-to-use website offers useful hints & tips for buyers & sellers which could save you £1,000's, including: viewing guides, satellite property searches, also see a selection of satisfied local clients, both buyers & sellers, on the 'feedback' section.

Please feel free to follow us on Facebook, Twitter, Google+ and YouTube by searching for 'Housesetc' where we aim to keep you updated with the very latest property news & views, all our 'new' & 'reduced price' properties and much more. We aim to keep you informed & entertained.

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If you have a property to sell, discover our proactive approach to sales by booking a FREE valuation and expert pre marketing appointment by either, telephone, email, social media or simply call into our office. Take advantage of our individual high quality marketing options, allowing you to choose the services you require and ensure that your property STANDS OUT from the crowd with high quality interactive video tours which include street view, map, 3D floor plans and full property particulars. We lead the others follow!

'...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Howden- Beautifully presented and individual detached house located within a much sought after location in the historic market town of Howden. This high quality property boasts privately enclosed gardens with 2 outside entertainment areas and mature lawn with well stocked borders, double garage & block paved driveway. The ultra modern living accommodation briefly comprises to the groundfloor: welcoming entrance vestibule, groundfloor WC, utility room, stunning breakfast kitchen with multi integrated appliances and tri-fold doors to outside entertainment area, spacious lounge and dining room with bi-fold doors opening onto attractive raised decking area. To the first floor are 4 good sized bedrooms, with high quality en suite to master and

GROUND FLOOR ACCOMMODATION

ENTRANCE Contemporary timber entrance door with matching adjoining double glazed side panels leads into

ENTRANCE VESTIBULE 17' 0" x 14' 7 max" (5.18m x 4.44m) With attractive Karndean flooring, coving to the ceiling, central heating radiator, smoke alarm, turning staircase rising to first floor accommodation and with attractive and contemporary oak doors leading off.

UTILITY ROOM 6' 2" x 7' 1" (1.88m x 2.16m) Fitted with modern white high gloss double base unit, plumbing for automatic washing machine and dryer, marble effect work surface, coving to the ceiling, electric extractor fan, timber effect Karndean flooring, central heating radiator, reinforced side entrance door with double glazed opaque insert to the side.

BREAKFAST KITCHEN 16' 9" x 14' 9 max" (5.11m x 4.5m) Fully fitted modern breakfast kitchen with a good variety of wall and base units finished in portofino effect to include four seat breakfast bar, vast range of appliances to include double electric oven, fridge freezer with ice and water dispenser, microwave, integrated coffee machine, four ring electric induction hob and dishwasher. Quartz work surface with complimentary splash backs, 1 and 1/2 bowl stainless steel recessed sink with contemporary style mixer tap, coving to the ceiling, recessed ceiling spotlights, central heating radiator, Upvc wood grain effect tri-fold doors opening out

onto decking area, tile effect Karndean flooring with twin Upvc double glazed leaded windows to the front. Wooden bi-fold doors lead into

DINING ROOM 10' 2" x 10' 11" (3.1m x 3.33m) Timber effect Karndean flooring running through from hallway, contemporary style vertical stainless steel radiator, coving to the ceiling and Upvc double glazed wood grain effect bi-fold doors opening out onto addition seating area.

LOUNGE 23' 7" x 14' 6" (7.19m x 4.42m) With feature recessed real flame effect remote control gas fire, three double central heating radiators, coving to the ceiling, smoke alarm, twin Upvc double glazed leaded doors opening out to the side and additional twin Upvc double glazed windows provide excellent views over the rear garden.

GROUND FLOOR W.C. 3' 2" x 7' 2" (0.97m x 2.18m) With good quality Karndean flooring running through from hallway, dual low level flush W.C., wall mounted wash hand basin, central heating radiator, coving to the ceiling, electric extractor fan and Upvc double glazed opaque leaded window to the side.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING Attractive turning staircase with painted turned timber spindles and balustrade above leads to landing with internal doors leading off.

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MASTER BEDROOM 23' 8" incorporating en suite" x 14' 6" max" (7.21m x 4.42m) Impressive spacious master bedroom with recessed ceiling spotlights, charming sloping ceiling, three central heating radiators and twin Upvc double glazed leaded windows providing excellent views over the rear garden. Internal door leads into

EN SUITE 7' 8" x 7' 7" (2.34m x 2.31m) Superb high quality fully tiled en suite with modern white suite comprising dual low level flush W.C., contemporary oblong wash hand basin with contemporary style tap and electric shaver point and walk in shower area with monsoon type shower and additional telephone style shower attachment, recessed ceiling spotlights, stainless steel ladder style towel radiator, electric extractor fan, coving to the ceiling and timber framed double glazed Velux roof window to the side.

BEDROOM TWO 10' 3" x 10' 11" (3.12m x 3.33m) With high quality fitted sliderobes providing both hanging rail and storage shelving with smoke glass mirrored doors and illuminated plinths, central heating radiator, coving to the ceiling, twin Upvc double glazed leaded window overlooking the rear.

BEDROOM THREE 9' 1" x 10' 2" (2.77m x 3.1m) With coving to the ceiling, central heating radiator and twin Upvc double glazed leaded windows overlooking the front.

BEDROOM FOUR/DRESSING ROOM 7' 3" x 10' 2" (2.21m x 3.1m) Fully fitted with a good range of wardrobes providing both hanging rail and storage shelving finished in white high gloss with brushed chrome style door and drawer furniture and integrated down lights, coving to the ceiling, central heating radiator and Upvc double glazed leaded window to the side.

HOUSE BATHROOM 9' 7" x 13' 4" (2.92m x 4.06m) Beautifully presented and elegant fully tiled house bathroom fitted with contemporary style suite comprising dual low level flush W.C., circular wash hand basin with contemporary style mixer tap, roll top free standing bath with mixer tap and telephone style shower attachment and walk in shower area with monsoon style shower head and telephone style shower attachment. Stainless steel ladder style towel radiator, recessed ceiling spotlights, electric extractor fan, useful storage cupboard containing high pressure hot water cylinder and timber framed double glazed Velux roof windows to both sides.

EXTERNAL

FRONT To the front of the property is an attractive block paved parking area providing multi vehicle off street parking with outside security light leading to double brick built garage with twin up and over doors having power and light connected. Above the garage is a fully boarded roof space fitted with heating, power and light. Tiled step up to front door with courtesy lighting.

REAR Immediately off the kitchen to the side is a stunning outside entertainment area incorporating raised timber decking fitted with LED lighting, 1 feature part tiled wall, outside lights and pergola above. Step down to fully enclosed side and rear with shaped lawn and stone patio area with steps up to side door and enclosed with a combination of shrub hedge and timber fencing. To the rear of the garden is a low maintenance slate area with timber edging containing mature trees. To the right hand side of the property is a further raised timber decking area fitted with LED lighting to take advantage of the evening sun with good quality timber spindles and balustrade and outside lighting. Step down and walkway leads to side entrance door with courtesy coach light and follows round to the front.

This stunning individual high quality property is available with no onward chain.

TENURE The vendor has advised us that the property for sale is Freehold, obviously this should be checked with your legal advisor prior to commitment to purchase.

HEATING AND APPLIANCES The Heating and Appliances have not been tested by Housesetc.

We would recommend that all the information that we provide regarding this property is verified by yourself. We do not inspect deeds and therefore any references to right of way etc need to be confirmed.

LOCATION Leaving our office on Pasture Road turn left at the mini roundabout on to Centenary Road. Turn right on to A614 / Airmyn Road. At roundabout, take 2nd exit and at the next round about take the 2nd exit. Turn left straight after the petrol station on to Buttfield Road. Follow the road around to the right. At the cross roads keep straight on to B1228 / Pinfold Street. Turn left on to A63 / Northolmby Street and on the bend turn left on to Kensington Gardens where the property is on the left hand side and can be easily identified by our Housesetc for sale board.

Council Tax: F



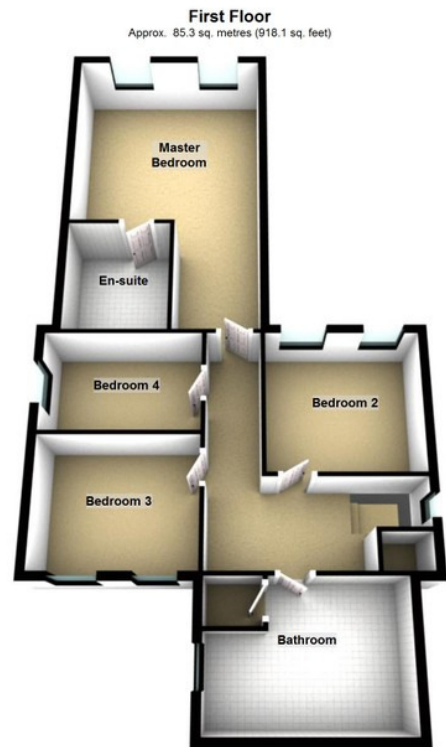
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Total area: approx. 203.9 sq. metres (2194.3 sq. feet)

