



Rosewoods, Howden DN14 7QX

£550,000



15 Rosewoods

Howden, Goole

- Five Bedroomed Executive Style Home with Double Garage & Drive
- Summer House with fitted outdoor kitchen & bi-folding doors
- East Facing Rear Garden
- 262 Sq M / 2820 Sq. Ft.
- Mains Gas Central Heating.
- Mains Electricity, Water & Drainage.
- Broadband: FTTC. Mobile: 5G
- Brick Built Construction
- EPC Rating 'C'
- Council Tax Band 'F'

Tenure: Freehold



Fenton House

Nestled on the fringe of the enchanting village of Howden, discover the captivating charm of Fenton House, a warm and welcoming family home on the exclusive Rosewoods development.

Exclusive setting

Sense the separation from the hustle and bustle as you approach the handsome curving redbrick walls that embrace and announce your arrival at Rosewoods, an executive development of 18 characterful homes.

Manicured lawns provide a picturesque approach as you pull up at Fenton House, a spacious, five-bedroom family home in a safe and secure setting.

Topiary shrubs serve as a focal point on the neatly mown lawn, bordered by a screen of low hedging to the front. Pull up on the large block paved driveway where parking is available, with further space in the garage, accessed via secure gates to the rear.

A warm welcome

Step into the broad and bright entrance hall, where the high-quality finish of Fenton House can be felt instantly in the high skirtings, elegant corning and inset spotlighting. Neutral yet warm shades

harmonise with the earthy shades in the wooden flooring underfoot for a calming appeal.

Make your way through the door on the right to arrive at the study, where a versatile room could comfortably serve as a quiet study for those working at home, or perhaps as a snug lounge or even a playroom for children.

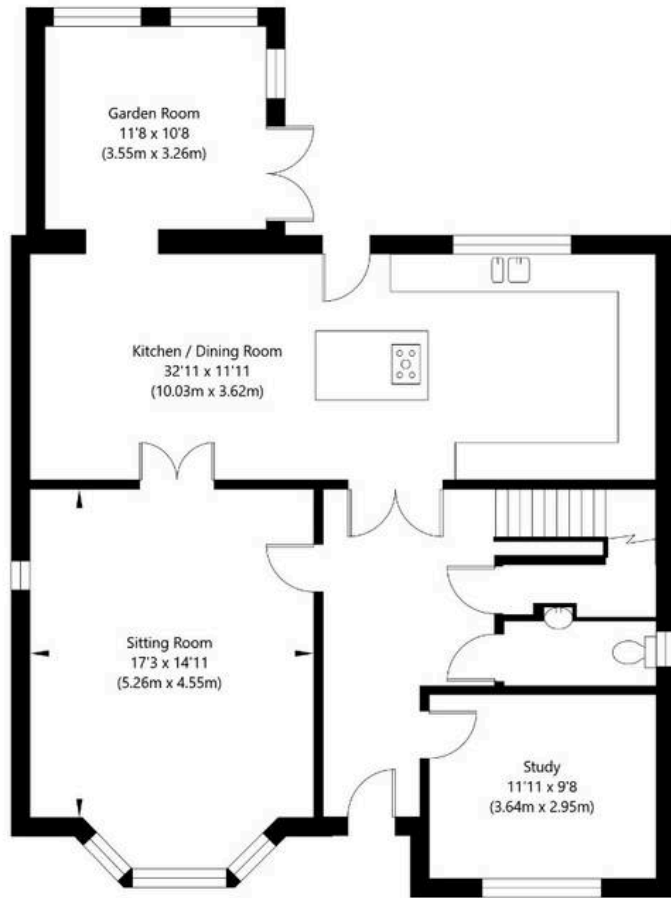
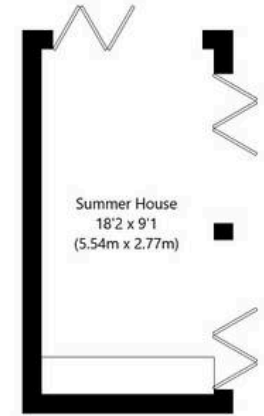
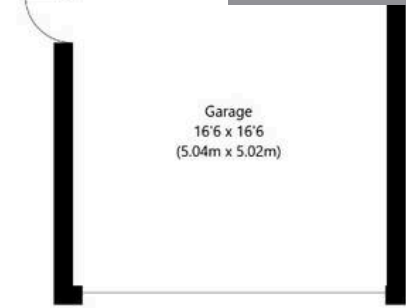
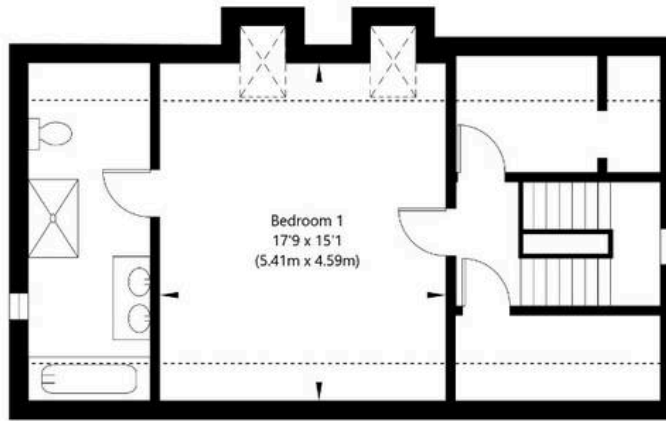
Freshen up in the cloakroom, conveniently located next door and furnished with wash basin and WC. There is also handy understairs storage for your coats and shoes.

Family time

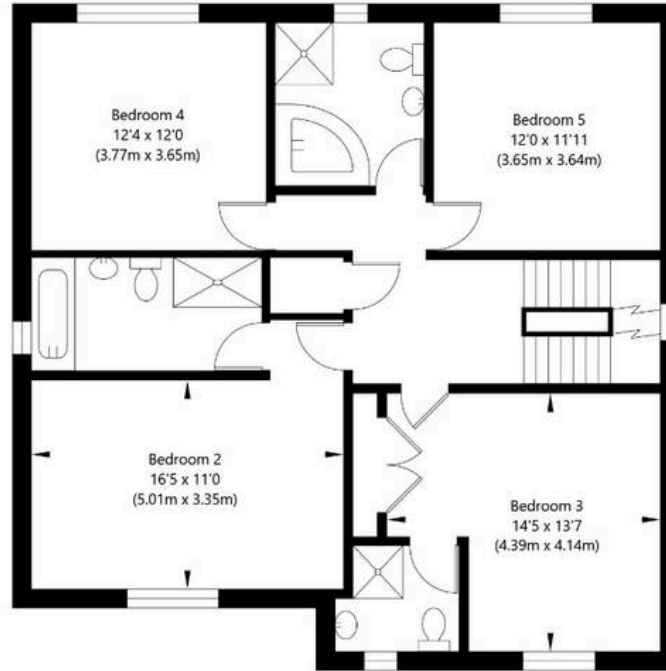
Immediately to the left of the front door, relaxation awaits in the bountiful sitting room. Dressed in a soothing palette of soft grey, light flows in through the broad bow window to the front. Spotlighting is neatly recessed into the ceiling above, whilst a stunning contemporary real flame fire imbues the room with warmth and welcome. Continue through from the entrance hall into the lavishly sized, open-plan kitchen-dining room. Tiled underfoot, this



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 604 SQ FT / 56.15 SQ M



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1174 SQ FT / 109.03 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1042 SQ FT / 96.84 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 2820 SQ FT / 262.02 SQ M - (Excluding Garage and Summer House)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.

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