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16 Howgate Drive, Eastfield

Offers Over £280,000



16 Howgate Drive

Eastfield, Scarborough

Experience modern comfort and refined living in this stunning three-bedroom, two-bathroom detached house. Warm and welcoming, the home opens to a bright entrance and plush carpeted hallway, flowing into a sophisticated lounge featuring a contemporary electric fireplace - perfect for relaxing evenings. Entertain with ease in the open plan dining area, adorned with elegant lighting and seamless access to the sleek, modern kitchen, complete with integrated appliances and a double oven for culinary enthusiasts. Each bedroom is a tranquil retreat, boasting plush carpeting, generous windows that bathe the rooms in natural light, and chic mirrored or tufted furnishings. The contemporary bathrooms impress with walk-in showers and heated towel rails for added luxury. The property also benefits from underfloor heating. Step outside to a beautifully landscaped private garden, featuring a covered patio with heater and elegant pergola seating - ideal for year-round entertaining or serene relaxation. Enjoy the charm of a bay window overlooking a neat front garden and picket fence, while the home's location offers direct access to open green space and a nearby playground, perfectly blending peaceful privacy with family-friendly amenities. This property invites you to embrace a lifestyle of comfort, style, and effortless indoor-outdoor living.

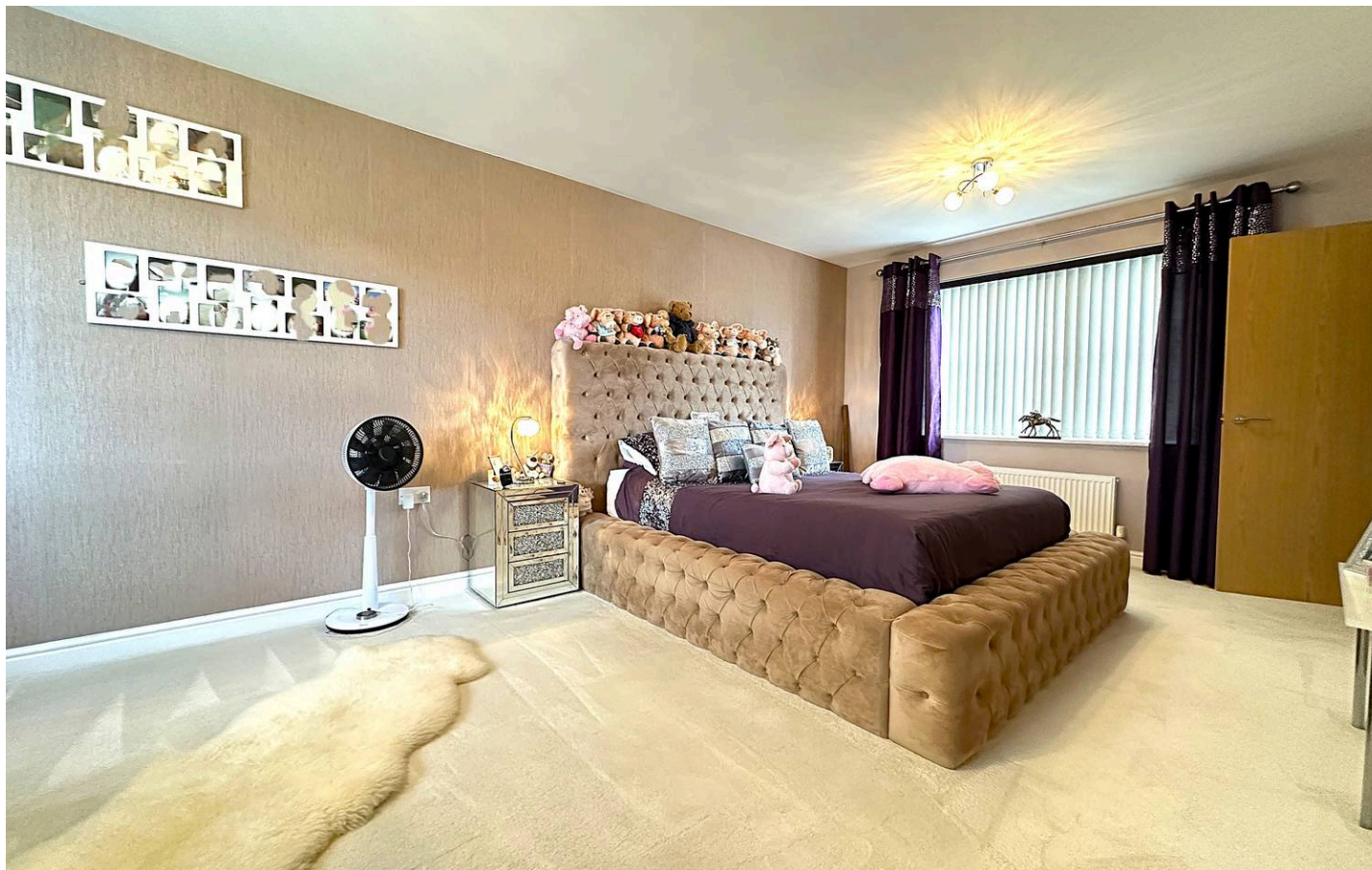


This property was purchased initially as a four bedroom and a non load bearing wall was removed separating two bedrooms to allow for a larger bedroom (currently arranged as a three bedroom). The separate doors and power points remain in place and therefore could be easily returned to being a four bedroom home by adding a new wall should one require.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B



Lounge
20' 0" x 11' 2" (6.10m x 3.40m)

Dining room
16' 9" x 15' 9" (5.10m x 4.80m)

Kitchen
10' 2" x 8' 10" (3.10m x 2.70m)

Utility Room
8' 10" x 5' 3" (2.70m x 1.60m)

Wc
4' 7" x 5' 3" (1.40m x 1.60m)

Hallway

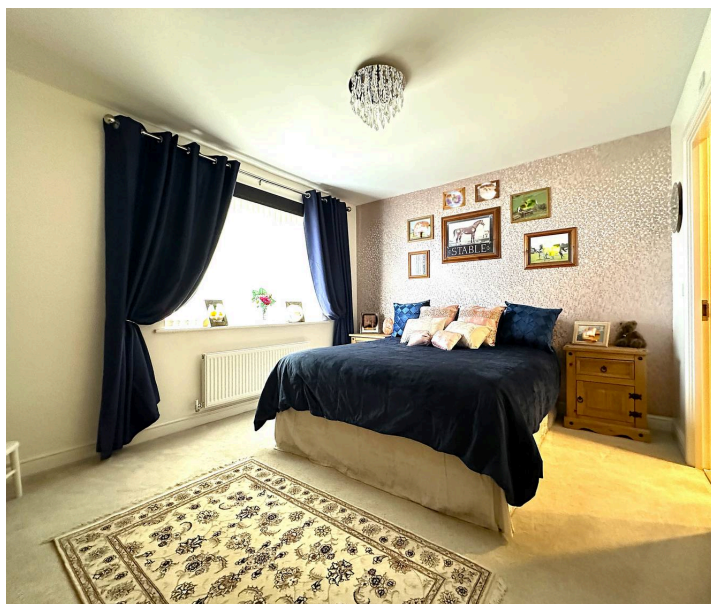
Bedroom 1
20' 0" x 11' 2" (6.10m x 3.40m)

Bedroom 2
12' 10" x 10' 6" (3.90m x 3.20m)

Bedroom 3
12' 2" x 10' 6" (3.70m x 3.20m)

En-suite
7' 10" x 4' 11" (2.40m x 1.51m)

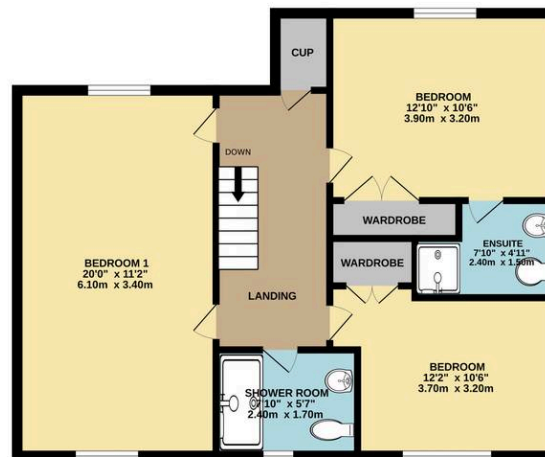
Shower Room
7' 10" x 5' 7" (2.40m x 1.70m)



GROUND FLOOR
684 sq.ft. (63.6 sq.m.) approx.



1ST FLOOR
672 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA : 1356 sq.ft. (126.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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