



## 45 Langhorn Drive, Howden

Offers Over £415,000

- Contemporary Family Home
- Spacious Open Plan Kitchen / Dining Room
- En-Suite Shower Room & Family Bathroom/WC
- Spacious Lounge
- Utility Room, Ground Floor WC
- Detached Garage
- Separate Family Room
- 4 Bedrooms (2 with BI Furniture)
- EER 85 (B)

A contemporary, upgraded family home, delivering over 1,500 sq. ft. of internal accommodation, being set on a deceptively sizeable corner plot with a spacious rear garden, being set back and overlooking public open space.

Completed in June 2023, this property is virtually brand new and comes with the advantage of the remaining portion of the 10 year NHBC new build warranty. This property forms part of the exclusive development built by Harron Homes, made up of a range of property types including 4 & 5 bedroom detached family homes. The property is known as the Salcombe VI, a signature property which has proven to be one their most popular designs.

Although the property was only completed in June 2023, the present owners have already completed improvements to the property. These works include a significantly remodelled utility room with a range of units and a rear garden which has been vastly enhanced, lawned and landscaped with two patio areas. Additionally, the specification of the house was upgraded on purchase.

The property welcomes you into a front entrance hall, providing access to the ground floor accommodation and staircase leading to the first floor. To the left of the property is a spacious family room which could be used as a dining room or home office depending on your requirements. To the opposing side is the spacious formal lounge with bay window, enjoying a dual aspect overlooking green public open space. There are two central heating radiators and ample space to create a comfortable family living area.

The open plan kitchen and dining space is located to the rear and runs almost to the full width of the property. This area is undoubtedly the hub of the home and connects seamlessly with the rear garden. The kitchen provides a comprehensive range of modern green wall and base units contrasting with white work surfaces. The design of the kitchen was very much focused around an open plan living style, having a breakfast bar separating the kitchen from the dining area. Furthermore, the kitchen comes equipped with a range of integrated appliances including a large dishwasher, fridge, freezer, a five ring gas hob and an electric double oven.

The dining space in the kitchen area has sufficient space to double up as a living space or snug. French doors lead directly onto the rear patio area.

Adjacent to the kitchen is a recently remodelled utility room incorporating two full height larder cupboards, one with spice rack, shelving, integrated washer/dryer, and integrated waste bins. A separate internal door gives access to the ground floor cloakroom WC having a white suite comprising a pedestal wash hand basin and a low flush WC.

To the first floor, the property features four well proportioned double bedrooms, each with the benefit of double glazed window and central heating radiator. Both the principal bedroom suite and bedroom 2 benefit from fitted wardrobes. The principal bedroom is complemented by a walk in dressing area and en suite shower facility with upgrades of full height tiling, towel rail and raindance shower head.

The internal accommodation is completed by a stunning house bathroom comprising a traditional three piece suite with a shower cubicle with an upgrade to a raindance shower head and towel rail. The bathroom benefits further from half height tiled walls and inset ceiling lights.

The grounds of the property are deceptively sizeable, enjoying a lawned garden to the front. The present owners have further enhanced the property by extending the driveway to create an additional car parking space. There is now scope to facilitate off street parking for up to four cars. The work was completed in the summer of 2024. At the end of the drive, a detached garage will be found built of brick with tiled apex roof and accessed by a front metal up and over door. The garage has been upgraded to include power and lighting.

The rear garden is a great feature, enjoying a larger than normal space being predominantly laid to lawn with enclosed fence and brick walled boundaries. There is a newly laid patio of Indian stone immediately from the house with a further flagged area to the left. There are weatherproof external sockets and an outside tap.

The property is situated overlooking the designated public open space with views to the countryside to the north.

The property represents the perfect opportunity to acquire a spacious and high specification family home, occupying a prominent position and with the benefit of the remaining portion of the 10 year NHBC new build warranty.

All mains services are connected to the property.

All viewings are strongly encouraged and strictly by appointment only.

EER- 85 (B)

Tenure - Freehold

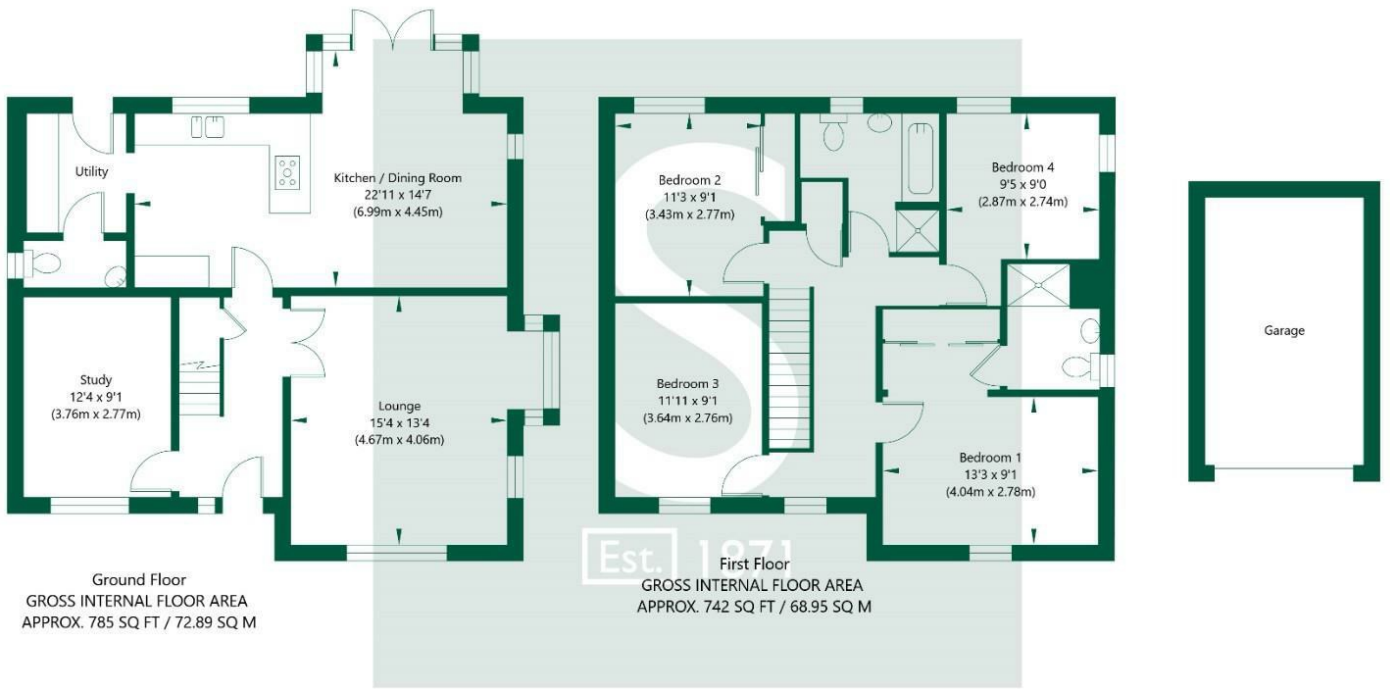
Council Tax - East Riding of Yorkshire - Band E

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.





Langhorn Drive, Howden, DN14 7ZL



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1527 SQ FT / 141.84 SQ M - (Excluding Garage)  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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