



8 Sycamore Close, Howden

£550,000

- Executive Detached Residence
- Large Open Plan Kitchen / Dining Room
- 2 En-Suite Shower/WC, Family Bathroom/WC
- Spacious Entrance Hall
- Utility Room & Ground Floor WC
- Integral Double Garage
- Formal Lounge with Media Wall
- 4 Double Bedrooms (3 With B.I. Wardrobes)
- EER 80 (C)

An executive detached family residence of significant appeal, boasting contemporary living accommodation with a generously sized garden and double garage.

Sycamore Court is an exclusive development built in 2014 and is made up of large detached family homes within a private cul-de-sac position. Extending to almost 1,900 sq. ft., the property delivers space and well proportioned rooms, with four double bedrooms to the first floor.

The property welcomes you through a front uPVC door into a spacious entrance hallway having tiled flooring and a staircase leading to the first floor arrangement. There is direct access to the formal lounge to the left and internal oak French doors into the open plan living kitchen.

The formal lounge has been enhanced by the present owners and showcases an impressive room with a built in media wall and modern colour choices and finishes. There is a large bay window to the front elevation and recessed spotlights to the ceiling.

The bulk of the ground floor accommodation is located towards the rear of the property incorporating a large open plan living space into the kitchen, snug and dining area. This area extends to over 420 square foot gross and is undoubtedly the hub of the home and perfect for those who admire the open plan living style.

The kitchen itself boasts a range of wall and base units to three sides, incorporating a range of built in appliances. The units are a white gloss finish with quartz work surfaces over, in addition to a breakfast bar with space for a couple of chairs underneath. To the opposing side is an open area which is occupied as a secondary seating area with a large set of bi-fold doors to the rear elevation. There is tiled flooring throughout in addition to feature panelling and modern décor throughout.

Located off the kitchen is an important utility room having additional wall and base units, secondary sink unit and provisions in place for laundry facilities. There is also a ground floor cloakroom/wc and external side door.

Ascending to the first floor, a central landing gives access to four well proportioned double bedrooms and house bathroom. The principal bedroom is located to the front of the property and is complemented by a range of built in wardrobes to one side in addition to a modern en-suite. All four bedrooms benefit from a double glazed window and central heating radiator. Each bedroom has modern décor and high quality carpets throughout.

The internal accommodation is completed by a magnificent house bathroom, showcasing an elegant design with some of the finest sanitary ware. There is a traditional three piece suite with tiled flooring, chrome heated towel rail and a separate walk in shower.

Externally the property is located within a private cul-dec-sac position, occupying a deceptively large plot extending to 0.13 acre. To the front, there is a substantial block paved driveway which can provide off street parking for several motor vehicles and a lawned area to the side with enclosed side boundaries. There is an integral double garage having an electronic up and over door and power and lighting connections available inside.

A pathway runs alongside the property and leads to the rear garden which enjoys a large lawned area with enclosed fenced boundaries. The garden has a split level with timber framed sleepers with the higher level designed more for outdoor dining and entertaining. In the top left corner there is a timber framed enclosed pergola with tiled roof which is perfect for a summer evenings retreat.

The property is supplied by gas, drainage and all other mains services.

The property represents the perfect family home, delivering almost 1,900 sq. ft. of magnificent internal accommodation, enhanced by generous outdoor space. Properties like this are few and far between and the sale of this property provides one of those increasingly rare opportunities. All viewings are strongly encouraged and strictly via appointment only.

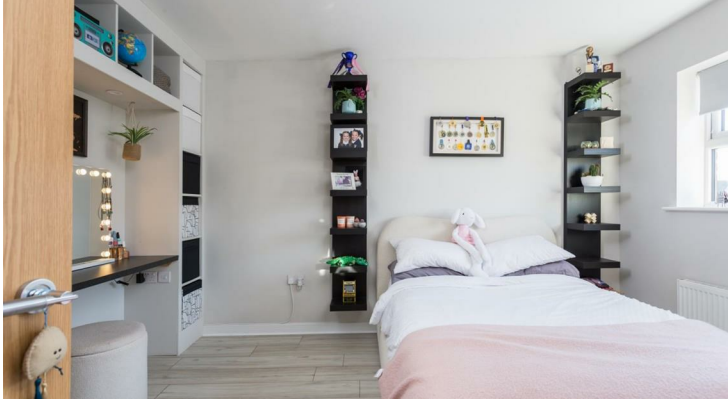
EER- 79 (C)

Tenure - Freehold

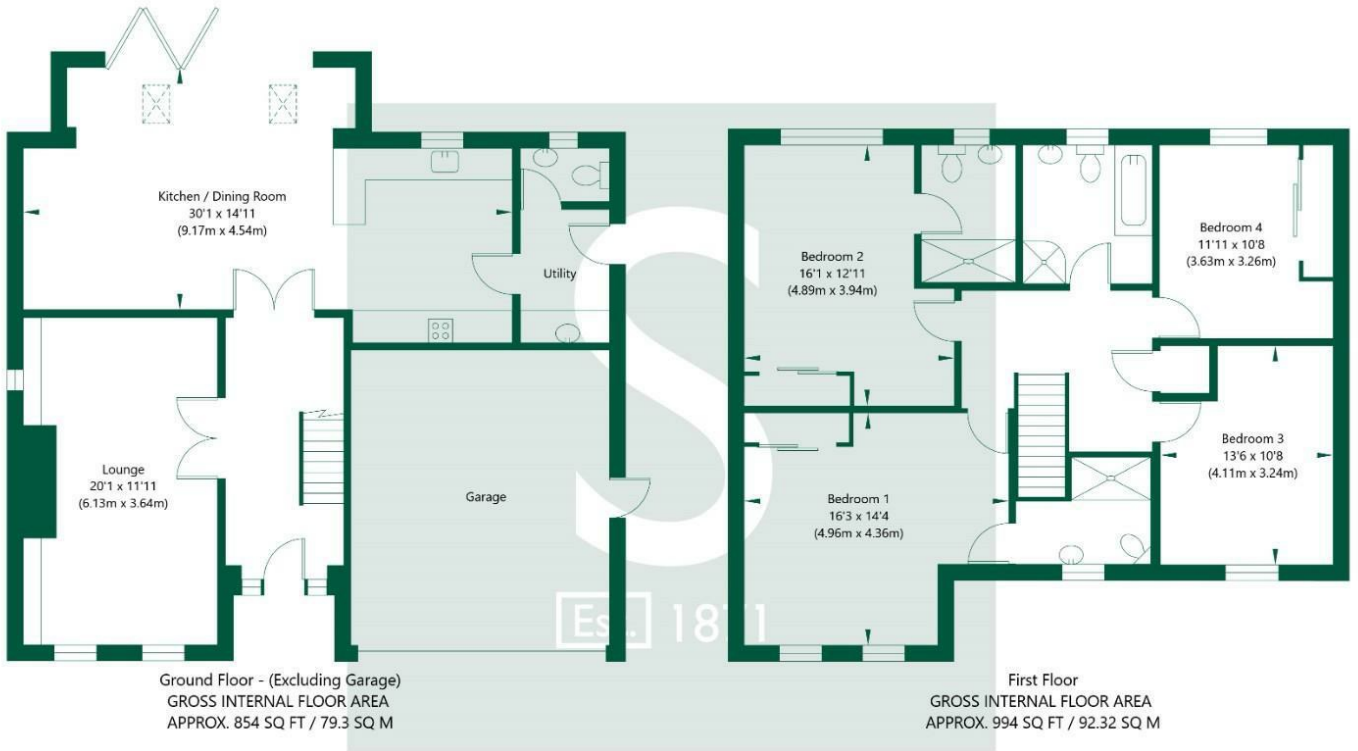
Council Tax - East Riding of Yorkshire - Band F

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

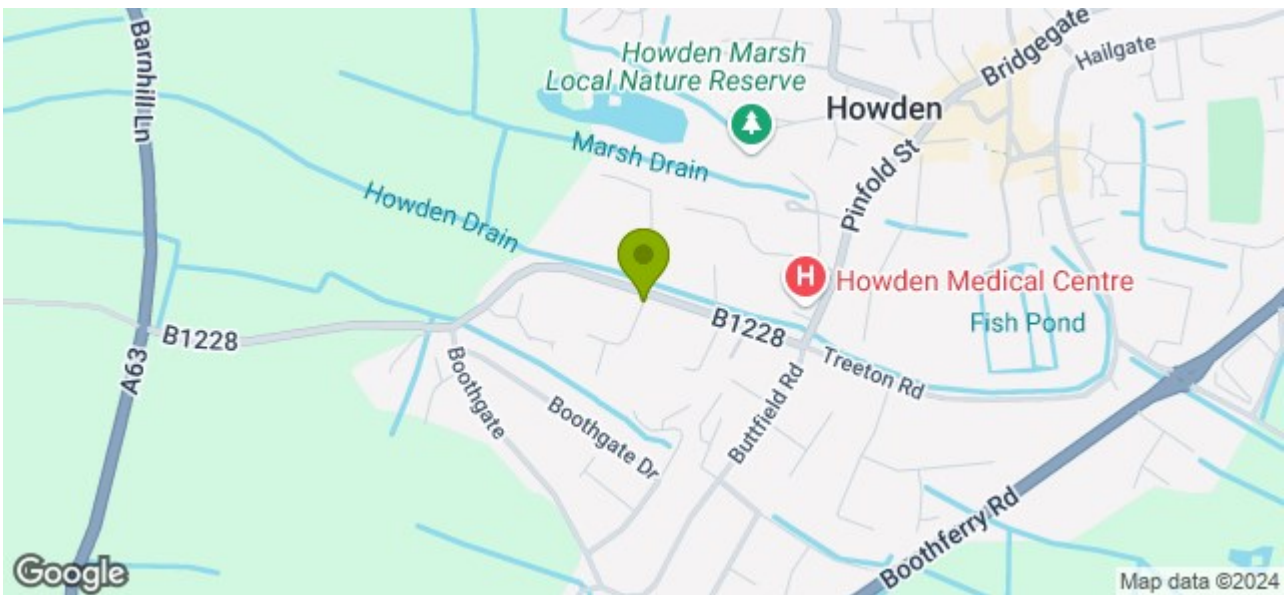




Sycamore Close, Howden, DN14 7BX



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1848 SQ FT / 171.62 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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