



Barnebic House South Street, Barmby On The Marsh

£475,000

- Exclusive, Bespoke Detached Family Residence
- Study
- Superb Family Bathroom/WC
- EPC 85 (B)
- Superb Kitchen/Living Area
- Ground Floor Cloakroom/WC
- Delightful, Low Maintenance Gardens Front & Rear
- Separate Lounge
- 4 Bedrooms (Bed 1 with En-Suite & Walk in Wardrobe)
- Detached Double Garage

An exclusive and bespoke detached family residence of significant appeal comprising four double bedrooms and sizeable double garage to the rear.

The property welcomes you through an entrance door into a spacious hallway which provides access to the entire ground floor arrangement, with useful understairs storage cupboard. The ground floor has tiled flooring throughout which benefits from underfloor heating.

As you enter the property, to the left is a ground floor cloakroom comprising of a low flush w.c. and wash hand basin set upon a vanity unit. Also on the left of the hall is a home office/ study and useful utility room.

A cosy yet spacious lounge is situated at the front of the property and is complemented by a beautiful multi-fuel stove which is seamlessly integrated with the central heating dual system. There are two double glazed windows, one to the side and one to the front elevation.

The open plan kitchen diner is positioned at the rear of the property with bi folds doors leading into the rear garden. The bespoke handmade kitchen comprises a superb range of grey gloss base, wall and larder units with granite work surfaces.

There is a matching centre island having an inset sink with chrome mixer tap over. Integrated appliances include: two electric steam fan ovens, plate warmer, microwave, gas hob with extractor fan, American fridge freezer with ice maker and chilled water dispenser and dishwasher. The kitchen merges into a good size dining room, again with bi fold doors leading out to the rear garden. TV point in both the kitchen and dining/living area.

The first floor landing has a linen storage cupboard and provides access to four double bedrooms and modern house bathroom. The master bedroom which has two double glazed windows, also has a TV point and benefits from a walk in wardrobe and en-suite wet room with shower, low flush wc, 'his and hers' wash basins set into a vanity unit and chrome heated towel rail. Bedrooms two, three and four have a double glazed window in addition to a Velux roof window and central heating radiator and bedroom four benefits from built in furniture. Bedrooms two and three also have a TV point.

The family wet room comprises a superb modern four piece suite with free standing bath, shower and toilet and sink set into a dark grey vanity unit. The bathroom is tiled to ceiling height and has a chrome heated towel rail and a double glazed opaque window to the side elevation.

Externally the property occupies a delightful position on the fringe of the village and is set in a deceptively large plot, having an immaculately presented, easily maintained garden. A large detached double garage with electric roller shutter door to the front and pedestrian door to the side will be found to the rear and the property has off street parking for numerous motor vehicles, accessed via electric double gates.

Barmby on the Marsh is a highly desirable area, situated approximately 4 miles west of Howden town centre which has a vibrant selection of independent and supermarket shops, restaurants and café-deli's. There is a primary school in the village, and popular Howden primary and secondary schools are close by. The market town of Howden is a popular destination with commuters given its proximity to the motorway network and railway station with regular direct trains to York, Leeds and London.

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1600* Mbps download speed

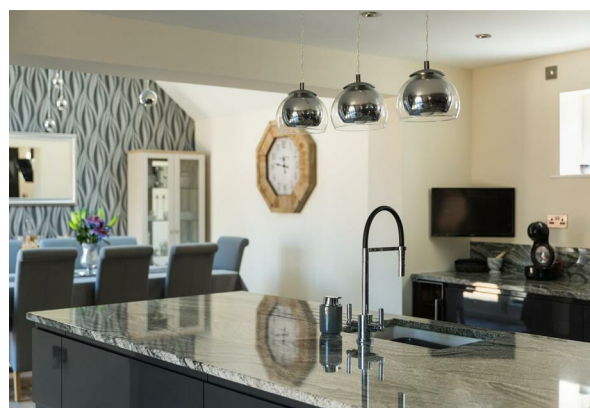
EPC Rating: 85 (B)

Council Tax: East Riding of Yorkshire - Band F

Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01757 706707

*Download speeds vary by broadband providers so please check with them before purchasing.

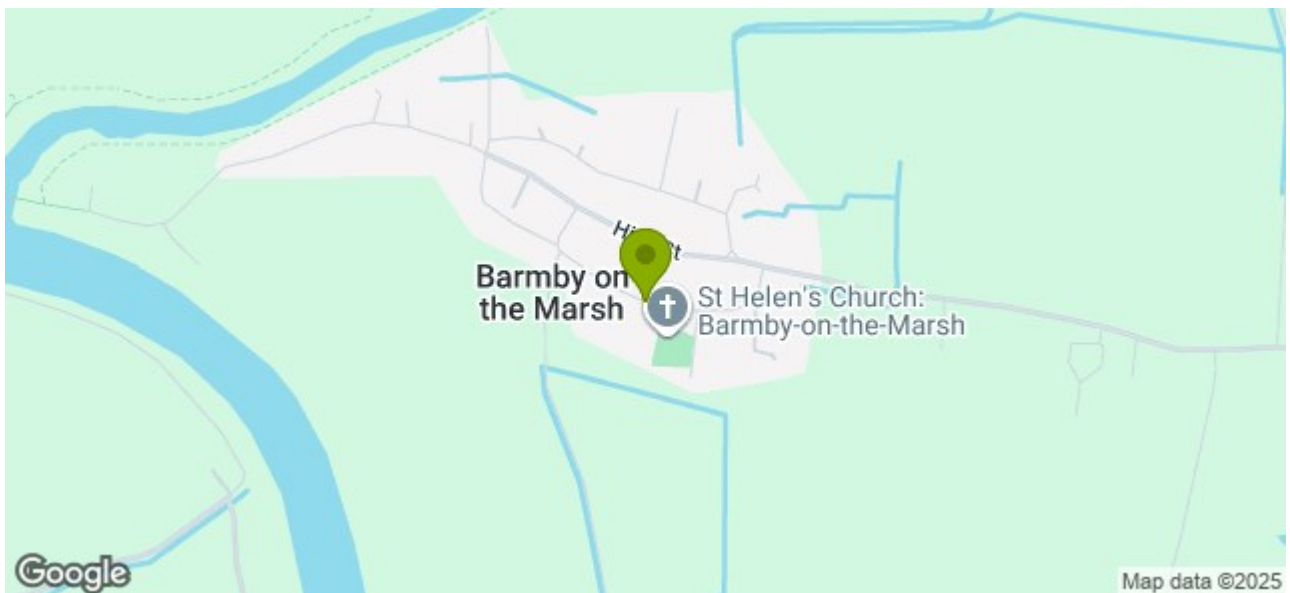




South Street, Barmby on the Marsh, DN14 7HR



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1904 SQ FT / 176.92 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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