



**Plot 20 Watson Drive
Eastrington DN14 7YU**

**£525,000
FREEHOLD**

SHOW HOME NOW AVAILABLE FOR VIEWING

AN EXCEPTIONAL, 5 BEDROOM DETACHED NEW BUILD FINISHED TO THE HIGHEST OF STANDARDS Watson Drive is another exciting development built by well renowned builders Dimmack Brothers Ltd. Located in a peaceful position off Nanrock Close, within the popular village of Eastrington close to Howden and the motorway networks. The development of approximately 30 new homes comprises a mix of townhouses, semi-detached and detached homes and two bungalows. We are delighted to offer to the market Plot 20, which is the largest plot on the site and extending to approximately 1,964 sqft briefly comprises, entrance hall, lounge, open plan kitchen/dining/family room, utility, cloakroom, master bedroom with en-suite and dressing room, four further bedrooms one with en-suite and a house bathroom. Outside there is a driveway, double garage and rear garden. This property is a must view to appreciate the quality of the property on offer.

EPC:



- [SHOW HOME](#) • An exceptional detached family home • Located on this exclusive new development in Easington • Built by well renowned builders Dimmack Brothers

Description

The property will have the benefit of the following;

Gas central heating

Under floor heating to ground floor

Box sash UPVC double glazed windows

Endurance Solid & secure composite front and rear doors.

Aluminium bifold doors in Kitchen

Security alarm

Fully fitted kitchen with integrated appliances

Fully fitted bathroom suites with tiling

Oak handrails & Newel caps and Oak doors throughout

Turfed rear garden with patio

Mains sewers and fully adopted road with no service charges

Zoned spotlights to kitchen area

Large under stairs storage area

Full fibre superfast Broadband installed

Outdoor tap and external lighting

Outdoor electric point to rear of house

Driveway suitable for 3 cars

Open views to the rear of the property

Garage with direct access into the utility room as well as external access

Entrance Hall

Stairway leading to the first floor. Under stairs storage cupboard.

Lounge

Kitchen/Dining/Family Room

Bi fold doors leading out to the gardens. A modern fitted kitchen will be installed with a range of integrated appliances. The prospective purchaser would have the choice of the style of kitchen and an allowance of up to £15,000 for the kitchen and fitting.

Utility Room

Cloakroom

Landing

Built in storage cupboard

Master Bedroom

Roof windows

En-Suite

A modern white suite with shower enclosure.

Dressing Room

Bedroom Two

To the rear elevation.

En-Suite

A modern white suite with shower enclosure.

Bedroom Three

To the front elevation

Bedroom Four

To the rear elevation

Bedroom Five

To the rear elevation.

Bathroom

Modern white bathroom suite with separate bath and shower.

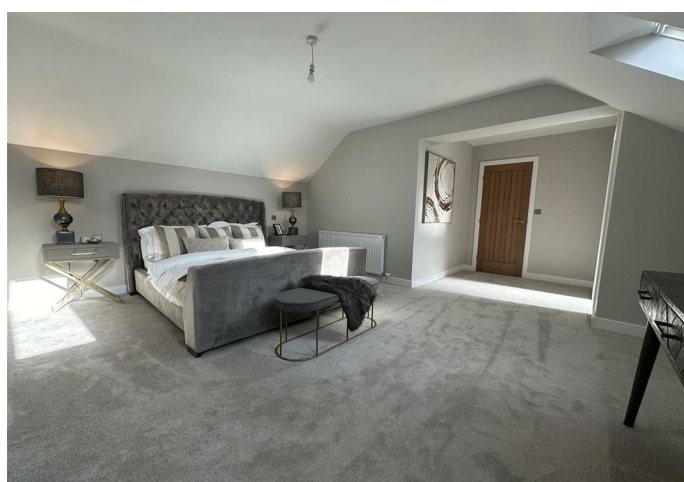
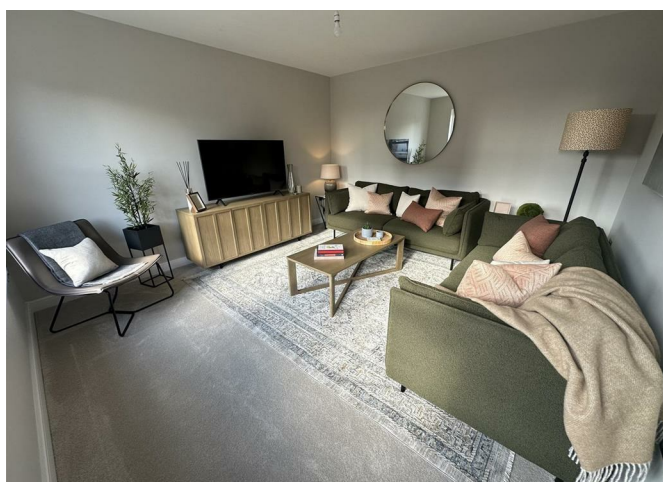
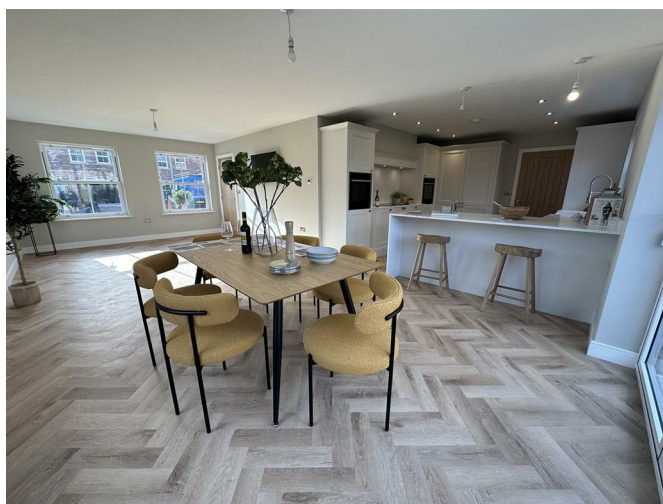
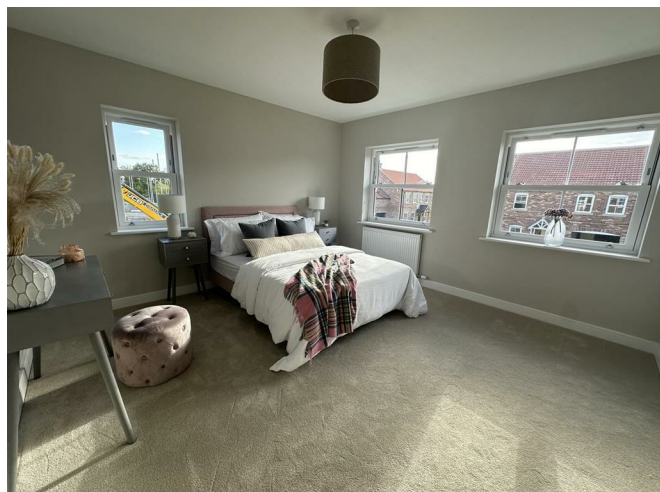
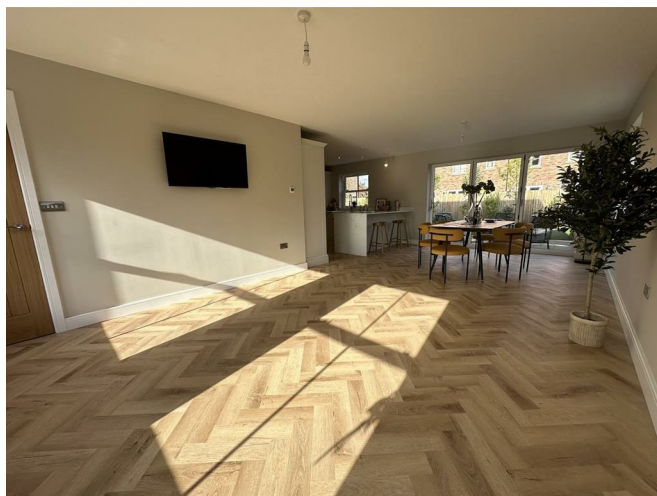
Double Garage

Gardens

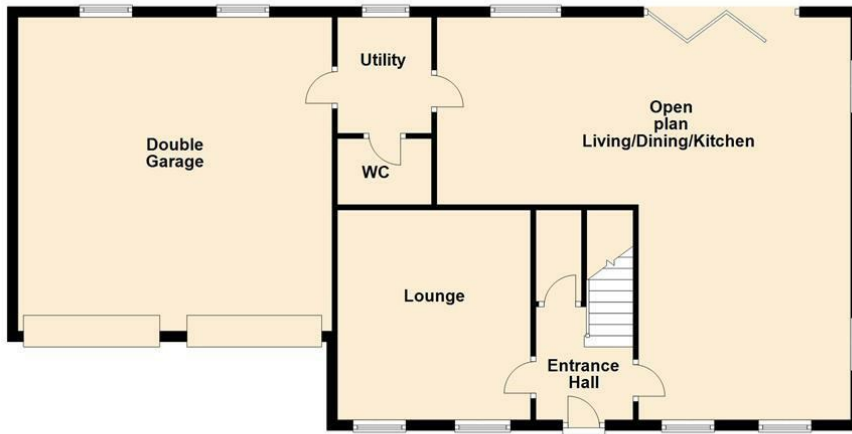
To the front of the property there is a driveway providing off street parking and giving access to the rear. Gated access down the side of the property to the rear.

To the rear there is a fully enclosed garden which will be turfed.

- Extremely high quality
- Fully fitted kitchen with appliances
- 5 bedrooms, two with en-suites and one dressing room
- Bi-fold doors from kitchen
- Driveway & double garage
- Landscaped front and rear gardens



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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