



## 16 HOVEDENE DRIVE HOWDEN, DN14 7DL

£349,950  
FREEHOLD

A rare opportunity has arisen to acquire this detached bungalow located in one of the most sought after areas of the town, these bungalows are rarely available therefore an early inspection is highly recommended. The bungalow has been fully renovated over the last 6 years by the present owners and now offers extremely well presented, spacious, two bedroom accommodation. Standing in a good size plot, externally there is a fully enclosed private rear garden with two timber storage sheds, a garage, home office, which adjoins the back of the garage and a generous parking area to the front providing ample off street parking. This really is a quality property and a viewing is essential.

EPC: D



# 16 HOVEDENE DRIVE

- Desirable detached bungalow
- Sought after location in the town
- Rarely available
- Extremely well presented
- Spacious two bedroom accommodation
- Fully renovated over the last 6 years
- Private fully enclosed rear garden with two sheds
- Ample off street parking to the front
- Garage & home office
- Viewing highly recommended



## Entrance Hall

Composite entrance door. High gloss tiled floor. One central heating radiator.

## Lounge

Decorative fire surround with marble effect inset and hearth housing an electric fire. Two central heating radiators.

## Bedroom One

To the front elevation. Range of fitted wardrobes. One central heating radiator.

## Bedroom Two

To the rear elevation. Double doors leading out to the rear garden. One central heating radiator. Access to the loft space, which is majority boarded, has the benefit of a pull down loft ladder and also contains the gas central heating boiler.

## Bathroom

White suite comprising a free standing roll top bath with central mixer tap and shower attachment, shower enclosure with mains shower, wash hand basin and a low flush w.c. Ceramic tiled floor. Contemporary vertical radiator. Inset ceiling lights and an extractor fan.

## Kitchen/Dining Room

A comprehensive range of fitted base and wall units with timber effect laminate worktops and splash back. The units incorporate a one and half bowl stainless steel sink, 5 ring ceramic hob with contemporary extractor hood over, integrated dishwasher, washing machine,

fridge and freezer. Housing unit containing an electric double oven and warming drawer. Low level lighting. Tiled timber effect flooring. Patio doors leading out to the garden. Inset ceiling lights and one central heating radiator.

## Garage

Remote control roller shutter access door. Power and lighting. Door leading into the office.

## Office

Adjoining the garage. UPVC external door. Power and lighting. Timber effect flooring and one central heating radiator.

## Gardens

To the front of the property there is an extensive driveway providing ample off street parking and also providing access to the garage. Together with an open plan lanwed area with shrub beds.

To the rear of the property there is a delightful fully enclosed, private garden, which incorporates a lawned area with a variety of flowers and shrubs, paved patio area and pathway, timber decked seating area and two timber garden stores one of which has an electric supply.

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### Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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