



screetons



The Show Home Plot 6, Watson Drive Eastrington DN14 7QB

£425,000

FREEHOLD

****WE ARE EXCITED TO ANNOUNCE THE OPENING OF THE SHOW HOME AT WATSON DRIVE**.**

Watson Drive is another exciting development built by well renowned, local, builders Dimmack Brothers Ltd, offering a range of high quality, family homes. Located in a peaceful position off Nanrock Close, within the popular village of Eastrington close to Howden and the motorway networks. The show home has been expertly designed by local interior designers 'Revival By Design' and showcases this delightful family home to its absolute best. Viewing highly recommended.



- THE SHOW HOME • An exceptional detached family home • Located on this exclusive new development in Easington

****WE ARE EXCITED TO ANNOUNCE THE OPENING OF THE SHOW HOME AT WATSON DRIVE, THE SHOW HOME WILL BE OFFICIALLY LAUNCHED ON SATURDAY 15TH & SUNDAY 16TH JUNE WHERE THE SHOW HOME AND ALL RELEASED PLOTS WILL BE OPEN FOR VIEWING, THE SITE WILL BE OPEN 11AM TO 3PM BOTH DAYS, THEREFORE PLEASE FEEL FREE TO COME ALONG TO VIEW THE FANTASTIC PROPERTIES ON OFFER. NO PRIOR REGISTRATION IS REQUIRED**.**

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Description

This property has 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
- Zoned spotlights to kitchen area
- Mains sewers and fully adopted road with no service charges
- Fully fitted Howdens kitchen with integrated appliances and quartz worktops
- Fully fitted bathroom suites with marble effect tiling
- Oak handrails & Newel caps and Oak doors throughout
- Turfed rear garden & patio
- 2 large upstairs storage cupboards with automatic lighting
- Large under stairs storage area
- LVT flooring in the kitchen, carpets throughout the rest of the house
- Bespoke made to measure blinds/ curtains to all windows in the property
- Light fittings included
- 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

17'2" x 5'9"

Stairway leading to the first floor.



- Built by well renowned builders Dimmack Brothers
- Extremely high quality
- 5 bedrooms, two with en-suites
- Fully fitted Howdens kitchen with integrated appliances and Quartz worktops

Lounge

17'2" x 11'7"

Kitchen/Dining/Family Room

20'6" x 13'8"

Bi fold doors leading out to the gardens. A modern fully fitted Howdens kitchen with integrated appliances and quartz worktops.

Utility Room

7'9" x 7'1"

Cloakroom

4'1" x 3'2"

Landing

Two built in storage cupboards.

Master Bedroom

14'8" x 11'7"

To the front elevation.

En-Suite

8'2" x 5'5"

A modern white suite with shower enclosure.

Bedroom Two

10'8" x 10' max

To the rear elevation.

En-Suite

4'7" x 10'7" max

A modern white suite with shower enclosure.

Bedroom Three

10'4" x 9'8"

To the front elevation

Bedroom Four

10'4" x 10'5"

To the rear elevation

Bedroom Five

6'6" x 7'

To the rear elevation.

Bathroom

6'8" x 10'2"

Modern white bathroom suite with separate bath and shower and marble effect tiles.

Garage

Gardens



- Bi-fold doors from kitchen
- Lawned rear gardens with patio and Driveway & garage to the front
- This plot will include all floor coverings, carpets, light fittings and all made to measure blinds and curtains.

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 lawned garden with patio.



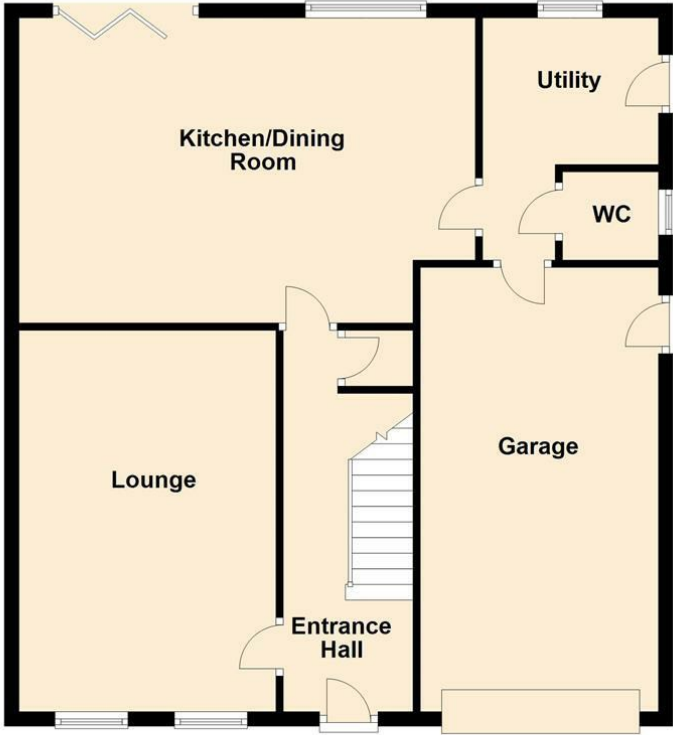


Additional Information

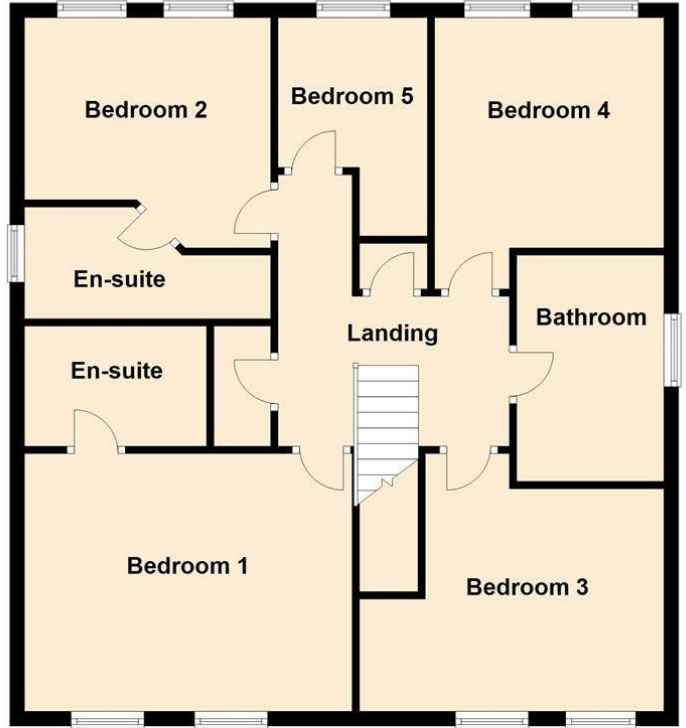
Local Authority - East Riding
Council Tax - Band New Build
Viewings - By Appointment Only

Tenure - Freehold

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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