



25 Sutton Road Howden DN14 7DJ

£385,000

FREEHOLD

We are pleased to welcome to the market a rare opportunity to acquire this well presented four bedroom detached family home. The property is located down a quiet street and is within walking distance of The Ashes Park and the towns local amenities. Internally the property briefly comprises of a large entrance hall, a spacious sitting room with an open aspect into the dining room, a separate sun room, large kitchen and a downstairs W.C. Upstairs, there are four double bedrooms and a house bathroom. The property also benefits from an extremely large garage that can be accessed from the kitchen or via a rear personnel door. To the outside the property occupies a substantial plot with a private driveway providing plentiful off-street parking, a front garden that is predominately laid to lawn with mature plant borders and a fully enclosed, immaculately presented rear garden. This property is also being offered for sale with no onward chain.

EPC: C



- Substantial, detached family home
- Three reception rooms
- Large kitchen
- Downstairs W.C
- Four double bedrooms

Entrance

A bright and welcoming entrance hall with a useful storage cupboard, one central heating radiator and the stair way to the first floor.

W.C

A useful downstairs W.C with vinyl flooring, wet walls to half height, W.C with a concealed cistern and a vanity handwash basin.

Kitchen

A large kitchen with ceramic tile flooring, plentiful base and wall units with laminate work tops and tiled work surround. There is also a freestanding Hotpoint four ring gas hob with an oven underneath, composite double drainer sink and a freestanding dishwasher and fridge / freezer. There are also sliding doors that provide access into the rear garden and folding doors into the sun room. One central heating radiator.

Side Access

A side door that provides access into both the kitchen and garage.

Sun Room

A sizeable room that enjoys views over the rear garden. The room benefits from one central heating radiator, a feature electric fireplace and double doors that provide access into the sitting room.

Sitting Room

A spacious sitting room with a feature gas fireplace with surround and open aspect into the dining room. Two central heating radiators.

Dining Room

Double doors provide access from the dining room into the entrance hallway. One central heating radiator.



First Floor Accomodation

Bathroom

Benefits from vinyl flooring, ceiling spotlights, wash hand basin, W.C, fully tiled walls, a chrome heated towel rail and a large walk in shower with a rainfall mains connection and wet walls.

Bedroom One

Located to the rear elevation of the property and benefits from fitted bedroom furniture and one central heating radiator.

Bedroom Two

To the rear elevation with fitted wardrobes and one central heating radiator.

Bedroom Three

To the rear elevation of the property with fitted bedroom furniture, one central heating radiator and loft access.

Bedroom Four

Located to the front of the property and benefits from fitted bedroom furniture, a useful storage cupboard and one central heating radiator.

Outside

The property occupies a substantial plot, with plentiful off-street parking and a lawned area with mature plants to the front elevation. To the rear, there is a beautifully landscaped and fully enclosed garden that is predominately laid to lawn with mature plant and shrub borders. There is also a large block paved patio and a glass greenhouse.

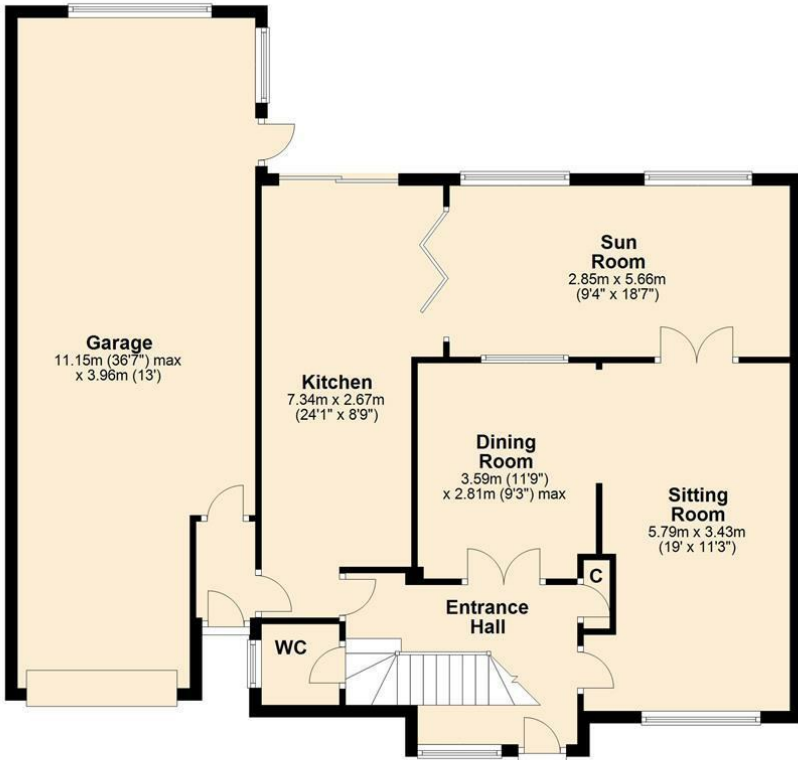
An internal inspection is recommended to fully appreciate what this property has to offer.



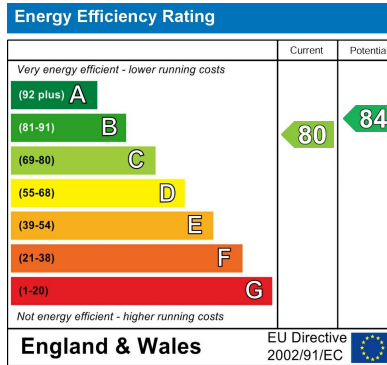
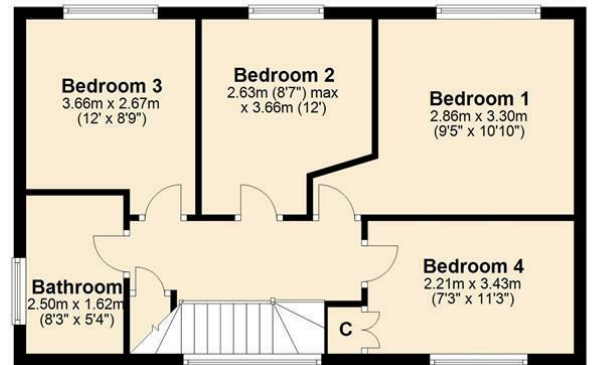
- A house bathroom
- A sizeable garage
- Large, fully enclosed rear gardens
- Sought-after location
- No onward chain



Ground Floor



First Floor



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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