



17 The Vinery, Howden, DN14 7GA

£295,000

EPC: D

**\*\* NO ONWARD CHAIN \*\***

We are pleased to welcome to the market this well presented three bedroom detached property located in the sought-after market town of Howden. The property is within walking distance of the towns amenities that include shops, a doctors, dentist and Schools. Internally the property comprises of a kitchen / breakfast room, sizeable sitting room and a conservatory. To the upstairs there are three bedrooms with the master having benefit of an en-suite and a house bathroom. Outside, the property occupies a substantial plot with a front lawned area, rear fully enclosed garden that is well presented and predominately laid to lawn. There is also a brick built single garage and plentiful off-street parking. An internal viewing is highly recommended to fully appreciate what this property has to offer.

- Detached home
- Spacious kitchen / breakfast room
- Sizeable sitting room
- Conservatory
- Three bedrooms
- Ensuite to the master
- Modern house bathroom
- Single brick built garage
- Off-street parking
- Fully enclosed rear garden

#### Entrance

4'1 x 9

Welcoming entrance that comprises of a stairway leading to the first floor and a useful integrated double cupboard. One central heating radiator.

#### Sitting Room

10'10 x 16'5

A spacious sitting room with a feature fireplace with hearth and housing an electric fire, double doors into the conservatory and one central heating radiator.

#### Kitchen / Breakfast Room

10'7 x 16'5

A contemporary kitchen that benefits from plentiful base and wall units finished in cream laminate with laminate worktops and tiled work surrounds. There are a variety of integrated appliances that include a one and a half bowl stainless steel single drainer sink, a four ring gas hob with a concealed extractor fan above, an integrated dishwasher, a housing unit containing an electric double oven, integrated fridge and freezer. There is also a useful breakfast bar, the necessary plumbing for a washing machine, tumble dryer, a housing unit containing a Worcester gas boiler and a storage cupboard. Finally double doors provide access into the conservatory. One central heating radiator.

#### Conservatory

10'8 x 21

Constructed of UPVC over a dwarf wall with ceramic tile flooring, double doors from both the kitchen and sitting room alongside double doors that provide access outside.

#### Landing

9'9 x 5'9

Loft access and one central heating radiator.

#### Bedroom One

10'2 x 10'9

Located to the front elevation a spacious double bedroom that benefits from a range of fitted furniture. One central heating radiator.

#### Ensuite

4'5 x 5'11 max

A white bathroom suite with laminate flooring that comprises of a fully tiled shower cubicle with mains connection, wash hand basin with tiled splashback, W.C, extractor fan and one central heating radiator.

#### House Bathroom

5'11 x 7'4

A modern white suite with laminate flooring that comprises of a walk in shower with mains connection and wet wall panelling, low flush W.C, wash hand basin with a useful cupboard underneath, extractor fan and one central heating radiator.

#### Bedroom Two

9'2 x 10'7

To the front elevation a sizeable double bedroom with a useful airing cupboard that houses the hot water cistern tank. One central heating radiator.

#### Bedroom Three

7 x 7'2

To the rear elevation and benefits from a fitted wardrobe and one central heating radiator.

#### Garage

8'10 x 18'4

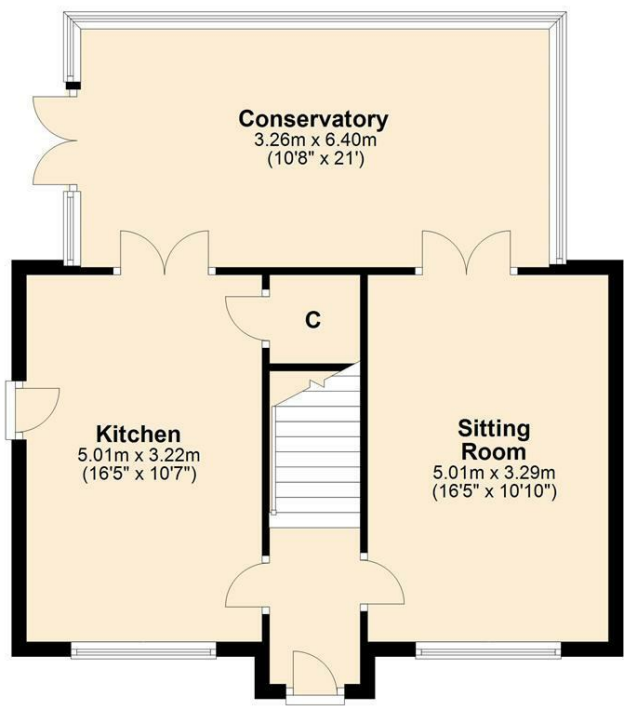
A brick built garage with a metal up and over access door, power and lighting.

#### Outside

To the outside the property occupies a sizeable plot with parking spaces for multiple vehicles. There is also a lawned area located to the front of the property with a useful pathway that leads to the front door. The rear garden is fully enclosed, well presented and predominately laid to lawn with mature shrub borders, alongside this there is also a block paved seating area.

An internal viewing is highly recommended to fully appreciate the living accommodation that this property has to offer.

Ground Floor



First Floor

