



Walnut Tree Cottage

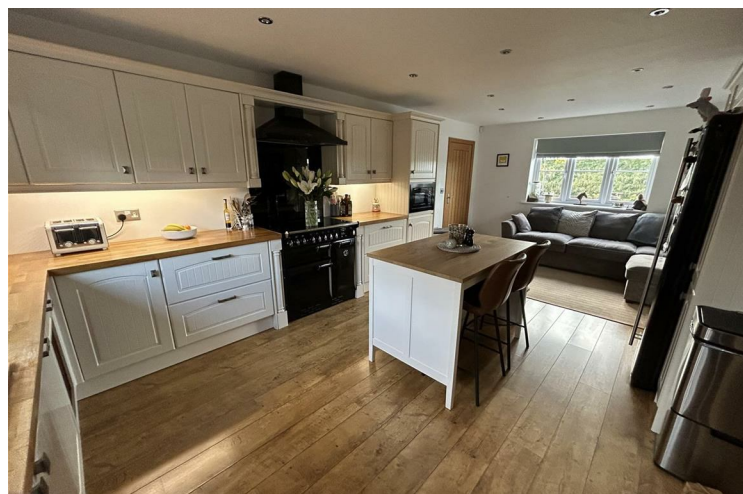
Saltmarshe DN14 7RY

£498,000

FREEHOLD

This very spacious, individual detached home is situated in the rural hamlet of Saltmarshe, approximately 4 miles from the market town of Howden. The property, built circa 2010 is of timber framed construction and offers extensive accommodation briefly comprising, entrance hall, dining room, lounge, study, spacious kitchen/family room, utility, cloakroom and to the first floor, master bedroom with ensuite and a dressing room, two further double bedrooms and a bathroom. Outside there is generous parking to the front and rear, a double garage together with lawned gardens and a paved seating area. Far reaching views to the front and rear. A viewing is highly recommended to appreciate the size and quality of the property on offer.

EPC: C



- Individual detached home, built circa 2010
- Spacious Kitchen/Family room & Utility
- Cloakroom
- Lounge, Dining Room & Study
- Master Bedroom with ensuite & dressing room
- Two further good sized double bedrooms
- Oil central heating & Septic tank drainage

Entrance Hall

Composite entrance door. Timber effect flooring. Stairway leading to the first floor accommodation. Understairs storage cupboard. One central heating radiator.

Dining Room

Having double doors opening into the Lounge. One central heating radiator.

Lounge

Double doors leading to the rear garden. Fireplace with wood burning stove, granite hearth and oak beam over. Double doors to Dining Room. Two central heating radiators.

Study

One central heating radiator.

Kitchen/Family Room

Stretching from the front of the property to the rear. Comprehensive range of wall and base units finished in cream with timber block worktops. Integrated within the units are a dishwasher, microwave, 'Rangemaster' extractor hood and a one and a half bowl ceramic single drainer sink. Timber effect laminate flooring. Inset ceiling lights. Two central heating radiators.

Utility Room

Two wall storage cupboards. Laminate worktops. Stainless steel single drainer sink with mixer tap. Plumbing for an automatic washing machine. Floor standing oil fired boiler. Timber effect laminate flooring. One central heating radiator. Stable style rear access door. Wall mounted central heating control.

Cloakroom

White suite comprising of a vanity wash hand basin with storage

below and a low flush w.c. Extractor fan. Timber effect laminate flooring. One central heating radiator.

Landing

Airing cupboard containing the hot water cistern. Access to the loft. One central heating radiator.

Master Bedroom

To the front elevation. Doors to the ensuite and dressing room. Two central heating radiators.

Dressing Room

One central heating radiator.

Ensuite

White suite comprising of a walk in shower cubicle with glass panelled sides and mains fed shower with rainfall shower head together with a hand held attachment. Vanity wash hand basin with storage below and fitted mirror and storage cupboard above. Low flush w.c.. Heated towel rail. Extractor fan. Fully tiled walls and floor. Inset ceiling lights.

Bedroom Two

To the front elevation. One central heating radiator.

Bedroom Three

To the rear elevation. Two built in storage cupboards. One central heating radiator.

Bathroom

White suite comprising of a free standing roll top bath, a corner shower cubicle with mains fed shower, vanity hand wash basin with storage below and fitted storage in the mirror above and a low flush w.c. Ladder style heated towel rail. Extractor fan. Fully tiled walls and floor. Inset ceiling lights.



- Double Garage & Generous Parking to front & rear
- Rural location with spectacular far reaching views to front and rear
- No onward chain

Outside

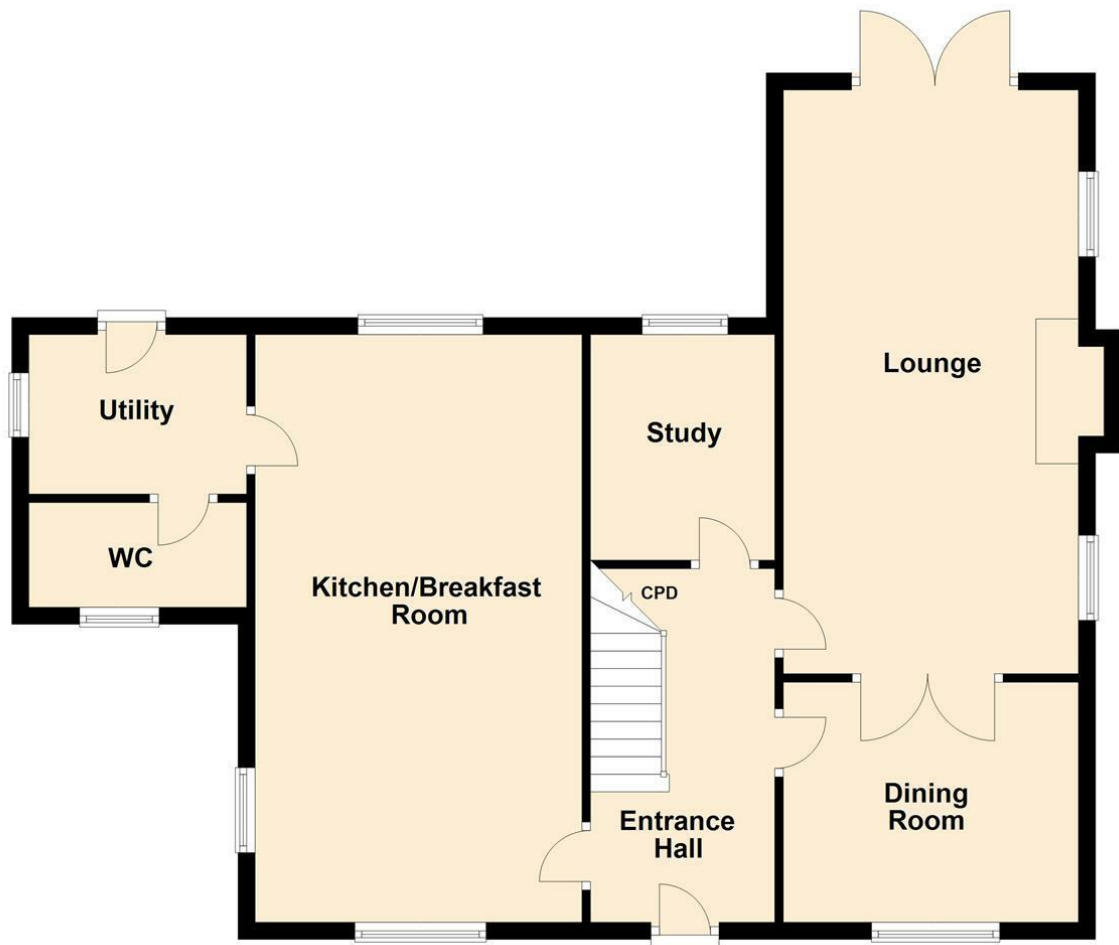
To the front of the property timber gates give access to a substantial gravelled driveway and parking area providing ample parking. In addition there is a grassed area and a number of specimen trees. Solid timber double gates give access to the rear and the double garage. To the rear of the property there is a lovely flagged patio area encompassed by a wall to two sides. There is additional gravelled parking and a vehicle storage area, There are lawned gardens bordered by mature hedging. Timber summer house and a timber storage shed. Outdoor lighting. Oil storage tank.

Drainage

The removal of foul drainage is via a Septic tank.



Ground 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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