



7 Goodyear Close Howden DN14 7PU

Offers Over £475,000
FREEHOLD

An opportunity to acquire this exceptional, four bedroom, detached family home situated on the Harron Homes development in the popular market town of Howden, close to the many commuter links and the towns array of amenities. This new build property, which was completed approximately 9 months ago offers extremely spacious family accommodation and has been finished to a very high standard. The current owners opted for many upgrades throughout the property including Amtico flooring, quartz worktops, fully tiled bathrooms and en-suites, Hammonds fitted wardrobes in all the bedrooms, Zanussi kitchen appliances and glazed glass doors throughout the ground floor. In addition to this the south facing garden has been fully landscaped and has the benefit of a substantial porcelain tiled patio. Still under full builders, appliance and NHBC Warranties. The property really must be viewed to appreciate the quality of the accommodation on offer.

EPC: B



- Exceptional detached family home
- New build completed approximately 9 months ago
- Located on the Harron Homes development in Howden
- Having the benefit of many upgrades
- Spacious kitchen/dining room and 2 reception rooms
- Utility & w.c.

Entrance Hall

Amtico timber effect flooring. Stairway leading to the first floor. One central heating radiator.

Sitting Room

Bay window to the front. One central heating radiator.

Kitchen/Dining Room

A comprehensive range of 'Symphony' fitted base and wall units finished in Providence Blue with quartz worktops and upstand. The units incorporate a 'Zanussi' 5 ring gas hob with overhead stainless steel chimney style extractor fan and a 1 1/2 bowl stainless steel sink. Housing unit containing a Zanussi electric double oven. Integrated 'Zanussi' fridge, freezer, washing machine and dishwasher. Under unit lighting and inset ceiling lights. Two central heating radiators. Amtico timber effect flooring. Double doors leading out to the garden. Open aspect into the utility room.

Utility Room

One double base unit and one double wall unit matching those in the kitchen with marble effect laminate worktop and upstand. Side access door. Access door into the garage. One central heating radiator. Amtico timber effect flooring.

Downstairs W/C

White suite comprising a low flush w/c and a pedestal wash hand basin. One central heating radiator. Fully tiled walls. Amtico timber effect flooring

Snug/Study

Double doors in to the kitchen/dining area. One central heating radiator.

Landing

Master Bedroom

To the rear elevation. Built in dressing area with a range of 'Hammonds' wardrobes having mirrored sliding doors. One central heating radiator.

En suite

White 'Ideal Standard' suite comprising a fully tiled shower cubicle with mains shower, pedestal wash hand basin and a low flush w/c. Chrome heated towel rail. Fully tiled walls. Extractor fan.

Bedroom Two

To the front elevation. A range of 'Hammonds' fitted white wardrobes. One central heating radiator.

En suite

White 'Ideal Standard' suite comprising a fully tiled shower cubicle with mains shower, pedestal wash hand basin and a low flush w/c. Chrome heated towel rail. Fully tiled walls. Extractor fan.

Family Bathroom

White 'Ideal Standard' suite comprising a fully tiled shower cubicle with mains shower, panelled bath, pedestal wash hand basin and a low flush w/c. Chrome heated towel radiator. Extractor fan. Fully tiled walls.

Bedroom Three

To the rear elevation. A range of 'Hammonds' fitted white wardrobes. One central heating radiator.

Bedroom Four

To the rear elevation. A range of 'Hammonds' fitted white wardrobes. One central heating radiator.



- Four double bedrooms two with en-suites • Family bathroom • Double garage and driveway • Still under full builders, appliance and NHBC Warranties

Double Garage

Metal up and over garage door. Wall mounted gas central heating boiler. Power and lighting. Gym flooring.

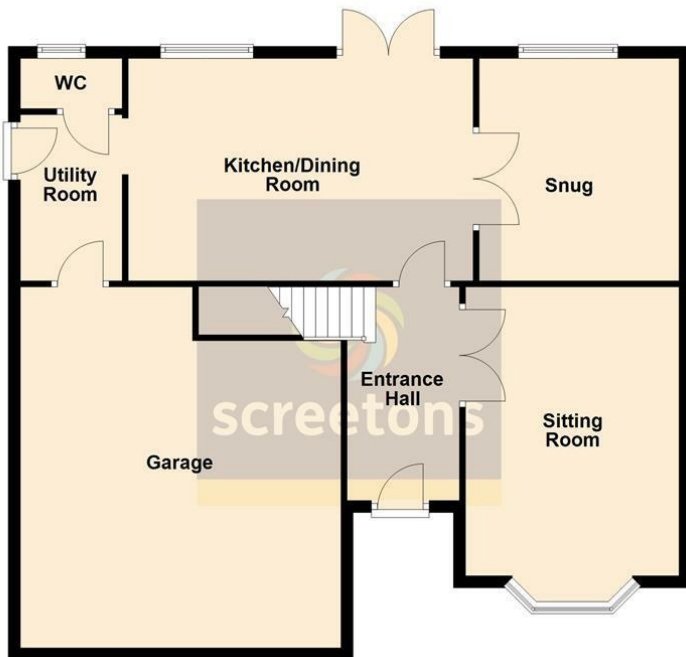
Gardens

To the front of the property there is a good sized driveway giving access to the garage and providing off street parking for up to 3 vehicles. External light to the front and side.

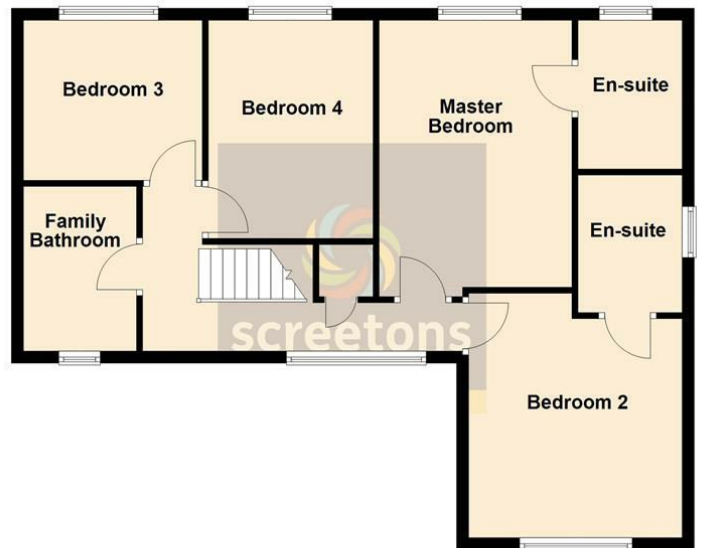
To the rear of the property there is a larger than average, attractive, south facing, landscaped garden which has a central heritage Astro turf area surrounded by a substantial porcelain tiled patio area. Raised timber beds with a variety of flowers and shrubs. External lighting.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(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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