



5 Houlder Drive Howden DN14 7ZU

£365,000

FREEHOLD

We are pleased to welcome to the market this well presented family home situated in the new-build estates on the outskirts of the market town of Howden. This detached property briefly comprises of a large open plan kitchen/dining/living area, lounge, utility and downstairs w/c. The first floor of the property boasts three spacious double bedrooms and one slightly smaller bedroom that currently functions as a dressing room and office. The master suite features a dressing area and en-suite adding to the functionality of the property. The garden is delightfully large for the estate allowing this property to be one of the most sought after houses in the area. With a driveway and garage to the front of the property we highly recommend a viewing to really appreciate this property. NO CHAIN.

EPC: B



- Detached Property on the Ashberry Estate • Open Plan Kitchen/Dining/Living Room • Utility Room • Downstairs w/c

Entrance Hall

Stairway leading to first floor. Timber effect flooring. Understairs storage cupboard. One central heating radiator.

Lounge

Large windows let in plenty of light into this spacious living room which is located at the front of the property. One central heating radiator.

Kitchen/Dining/Living Area

A range of fitted base and wall units finished in navy blue with a granite effect laminate worktop. One and a half bowl stainless steel sink and drainer with chrome mixer tap. Integrated appliances including a double oven in a housing unit, four ring gas hob with a stainless steel extractor fan above, Fridge/Freezer and dishwasher. A breakfast bar is incorporated into the central island. Timber effect flooring throughout and French doors to the rear. Two central heating radiators.

Utility

A range of fitted navy blue base units, as the kitchen and granite effect laminate worktop. Single bowl stainless steel sink and drainer with chrome mixer tap. Plumbing for a washing machine. Timber effect flooring. Exterior door leading to the rear garden.

Downstairs W/C

White 'Roca' pedestal wash hand basin with chrome mixer tap and tiled splashback. White 'Roca' low flush w/c with a concealed cistern. Timber effect flooring. One central heating radiator.

Landing

Storage cupboard housing pressurised hot water cylinder and storage space. Access to loft. One central heating radiator.

Bedroom One

To the front elevation. Benefits from a large dressing area and ensuite.

En-Suite

Walk in shower cubicle with sliding doors and a mains shower over. Low flush w/c with concealed cistern and white 'Roca' wash hand basin. Walls are tiled to half height except the shower cubicle which is fully tiled. Extractor fan. Chrome heated towel rail.

Bedroom Two

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

Bedroom Three

To the rear elevation. One central heating radiator.

Bedroom Four

To the front elevation. Open fronted built in storage units. One central heating radiator.

Family Bathroom

White paneled bath with chrome mixer tap. Low flush w/c with concealed cistern. 'Roca' wash hand basin. Walls are tiled to half height. Ceramic tiled flooring. Extractor fan and chrome heated towel rail.

Garage

Single garage with up and over doors.

Outside

To the front of the property a herringbone brick, blocked driveway provides parking spaces for two cars and gives access to the garage. Side gate access. Electric vehicle charging point.

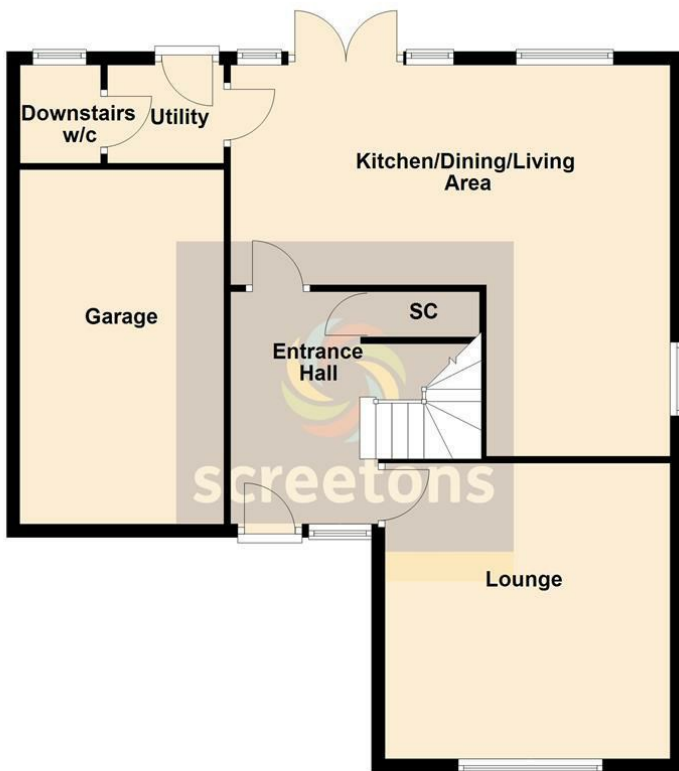


- Master Bedroom with Dressing Room and En-Suite
- 4 Great Sized Bedrooms
- Large Garden
- Raised Flowerbeds
- Driveway and Garage
- NO CHAIN

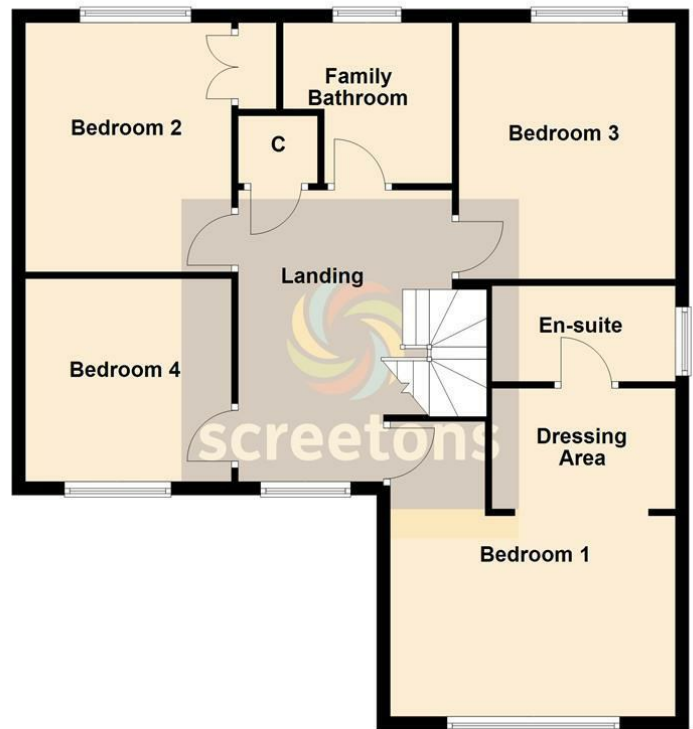
The rear garden is mostly laid to lawn with raised timber flower beds. There is a paved patio area by the rear of the house. The rear garden is fully enclosed with a timber fence.



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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