



Hutchinson Way, Howden, DN14 7GL
£685,000


**Philip
Bannister**
Estate & Letting Agents

Hutchinson Way, Howden, DN14 7GL

Key Features

- Spacious Detached Residence
- 5 Double Bedrooms
- 2 En-Suites + Dressing Room
- Stunning Lounge With Log Burner
- Breakfast Kitchen With SMEG Appliances
- Versatile Dining Room + Study
- Southerly & Westerly Wrap Around Gardens With Outdoor Kitchen
- Automated Gates To Extensive Parking + 4 Garages
- 16 Panel Solar System With Battery & EV Charger
- EPC = B / Council Tax = E

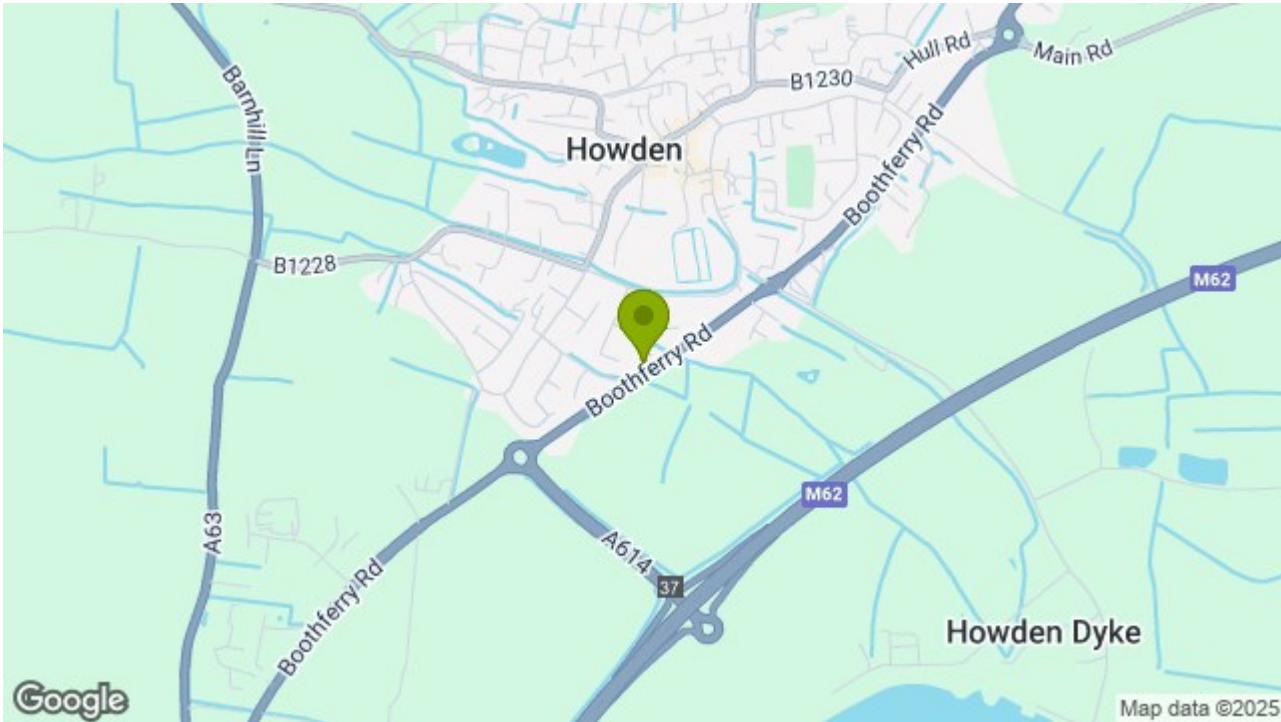
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Nestled at the end of a small and exclusive cul-de-sac with the historic market town of Howden is this impressive detached family residence. Accessed via automated gates, the property provides expansive and thoughtfully designed accommodation for both family living and entertaining. Upon entering, the welcoming entrance hall immediately captivates with its characterful beams and exposed brick wall. A well-appointed breakfast kitchen features high-end SMEG appliances, seamlessly connecting to a versatile dining room. A utility room, a useful study, and a cloakroom with WC add to the practicality of the layout. The highlight of the living space is the stunning lounge, where large windows offer picturesque garden views, and a striking inglenook fireplace with an 8kW log burner serves as a focal point.

The first floor of the home is equally impressive, comprising 5 generously proportioned double bedrooms. The primary suite is complete with a spacious dressing room and a contemporary en-suite. A second bedroom also benefits from its own en-suite, while the remaining bedrooms share a family bathroom. A drop-down ladder provides access to a further study or hobby space within the loft.

Outside, the property is enveloped by manicured gardens that wrap around the residence, benefiting from desirable southerly and westerly aspects. The outdoor space includes multiple seating areas, an outdoor kitchen with a premium Whistler Grill and a solid timber pergola, a summerhouse is currently utilised as a bar. A Breeze circular gazebo completes the array of outdoor amenities, making this home ideal for hosting gatherings in style.

The extensive parking options include an expansive block-paved driveway leading to an integral double garage, along with a second detached double garage positioned to the side. The property is also equipped with a state-of-the-art 16-panel solar system with battery storage and a 7kw EV charger.







ACCOMMODATION

The spacious accommodation is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a residential entrance door, the spacious and welcoming hallway features a tiled floor, beamed ceiling and a feature exposed brick wall. There is a turning staircase leading to the first floor and a useful cloaks storage.

W.C.

Fitted with a two piece suite comprising WC and wash basin. There is a continuation of the tiled floor, a large understair storage cupboard and a window to the side elevation.

BREAKFAST KITCHEN

19 x 12'11 (5.79m x 3.94m)

The bespoke fitted kitchen comprises a comprehensive selection of wall and base units mounted with wooden block worksurfaces beneath a tiled splashback. A ceramic sink unit with a mixer tap sits beneath a window to the front window, a series of appliances include a SMEG range with matching hood, SMEG combi-oven, dishwasher and a SMEG fridge freezer (by separate negotiation). There is space for a freestanding island, space for a breakfast table and sofa. A continuation of the tiled floor runs throughout and there is an internal door to the garage.

UTILITY ROOM

7'10 x 10'3 (2.39m x 3.12m)

Positioned opposite the kitchen, the utility room is fitted with base units, contrasting worksurfaces beneath a tiled splashback and a stainless steel sink unit. There is space and plumbing for an automatic washing machine and second undercounter appliance. A continuation of the tiled flooring and a door leading to the side of the property.

DINING ROOM

13' x 12'10 (3.96m x 3.91m)

A versatile living space which could be utilised as a dining room or snug. There are French doors opening to a patio area and a continuation of the tiled floor. Part-glazed double doors open to:

LOUNGE

13' x 28' (3.96m x 8.53m)

The impressive lounge offers a spacious living area with views of the gardens. There is a beamed ceiling and a feature inglenook fireplace housing an 8KW log burning stove. There are doors to the side and rear elevations along with windows overlooking the gardens.

STUDY

8'11 x 10'1 (2.72m x 3.07m)

A useful office space with a window to the side elevation.

FIRST FLOOR

LANDING

A landing area leads to the accommodation at first floor level. A drop-down ladder leads to a study/hobby space located in the loft area.

BEDROOM 1

13' x 16'4 (3.96m x 4.98m)

A spacious double bedroom with two windows to the front elevation and access to a dressing room and en-suite.

DRESSING ROOM

6'8 + wardrobes x 19'6 (2.03m + wardrobes x 5.94m)

With a full of fitted wardrobes, two Velux windows and a vaulted ceiling.

EN-SUITE

The contemporary en-suite is fitted with a three piece suite incorporating a WC, wall hung wash basin and a large walk-in shower area with a thermostatic shower and body dryer. There is tiling to the walls and floor and a Velux window.

BEDROOM 2

13'1 x 11'6 (3.99m x 3.51m)

A second double bedroom with a window to the rear elevation, a Velux window and access to en-suite facilities.

EN-SUITE

Fitted with a three piece suite comprising WC, inset wash basin within a fixed unit and a shower enclosure with a tiled inset. There is further tiling to the walls and floor

BEDROOM 3

16'5 max x 11'7 (5.00m max x 3.53m)

A third double bedroom with fitted wardrobes and a window to the front elevation.

BEDROOM 4

13'1 x 11'5 (3.99m x 3.48m)

A fourth double bedroom with a window to the rear and a Velux window.

BEDROOM 5

10'10 x 11'5 (3.30m x 3.48m)

A fifth double bedroom with a Velux window.

FAMILY BATHROOM

A generously proportioned family bathroom which is fitted with a spa bath, concealed cistern WC, 'his and hers' inset wash basin and a shower cubicle. There are fitted cupboards and a Velux window.

OUTSIDE

FRONT

To the front of the property there is automated double gates which leads to an extensive block paved driveway offering ample off street parking.

SIDE AND REAR

The secluded gardens to the side and rear of the property enjoy desirable southerly and westerly aspects, creating an exceptional space for entertaining and alfresco dining. Thoughtfully designed seating areas are strategically positioned to capture the sunshine, while a superb outdoor kitchen, complete with a Whistler Grill, Belfast sink, and a solid timber pergola, enhances the space. A charming summerhouse, currently used as a bar, adds to the social appeal, complemented by additional seating within a Breeze circular gazebo and beneath an aluminum-framed veranda. The gardens are predominantly laid to lawn, bordered by established planting beds, offering both beauty and privacy.

INTEGRAL DOUBLE GARAGE

The integral double garage features two individual automated doors, light and power supply. There is a door to the rear of the garage along with a personnel door leading to the kitchen.







DETACHED DOUBLE GARAGE

A timber double garage features two pairs of double doors, light and power supply. There is a personnel door to the side. To the rear of the garage there is a generator which provides electricity to the property in the event of a power cut. This is available by separate negotiation.

EV CHARGER

Installed to the side of the garage is a Tesla 7kw EV charger.

SOLAR SYSTEM

The property is installed with a 16 panel solar system including battery storage and a feed-in tariff. Further details available on request.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

SECURITY - The property has the benefit of an installed burglar alarm system along with hardwired CCTV.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band E. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Freehold.

VIEWINGS

Strictly by appointment with the sole agents.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable

time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENT NOTES.

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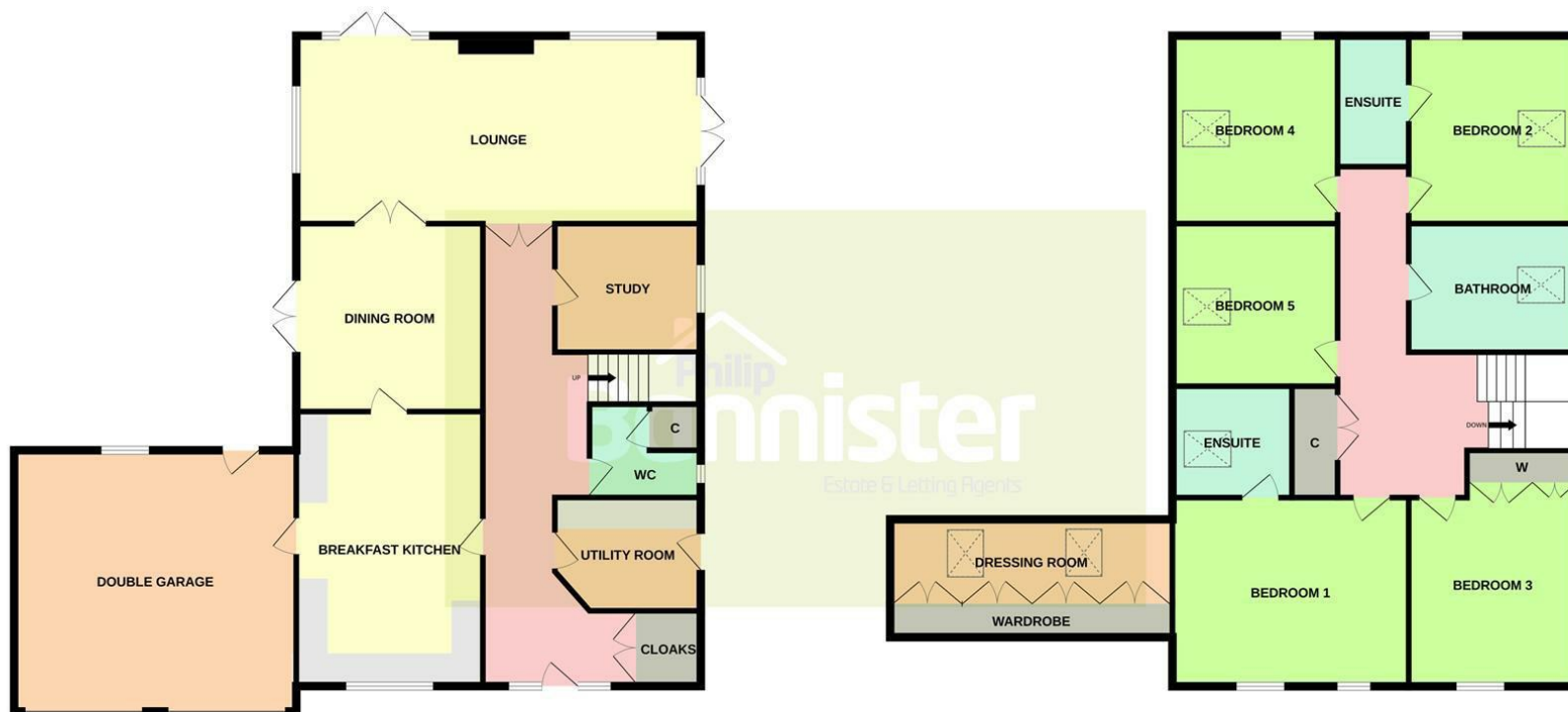
distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure. In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100





GROUND FLOOR
1609 sq.ft. (149.5 sq.m.) approx.

1ST FLOOR
1420 sq.ft. (131.9 sq.m.) approx.



TOTAL FLOOR AREA : 3029 sq.ft. (281.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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