



VENTURE  
PLATINUM

Vicarage Close | Howden Le Wear  
£349,950





Nestled in the charming Village of Howden le Wear, this delightful home offers a perfect blend of comfort, this modern detached property boasts a unique layout with flexible living space spread over two inviting floors.

As you step inside you are greeted by two welcoming reception rooms, ideal for entertaining guests or simply unwinding after a long day. With three cosy bedrooms and two bathrooms there is ample space for the whole family to relax and rejuvenate.

One of the standout features of this property is the detached garage, providing convenient storage space for your vehicles or outdoor equipment. Additionally, the generous parking area ensures that you and your guests will never have to worry about finding a spot.

Located on the edge of this sought-after village, you can enjoy the tranquility of rural living while still being within easy reach of local amenities. Whether you're looking to enjoy a peaceful evening in the garden or explore the picturesque surroundings, this property offers the best of both worlds.

Don't miss this opportunity to make this three/four bedroom detached property your new home sweet home. Book a viewing today and discover the endless possibilities that await you at Vicarage Close.

#### GROUND FLOOR

##### Entrance Hallway

Having laminate wood flooring, storage cupboard housing gas boiler, central heating radiator and stairs rising to first floor.



**Lounge 4.411 x 3.946 (14'5" x 12'11")**

Having feature fireplace housing electric fire, central heating radiator and uPVC bay window to front.

**Snug/Fourth Bedroom 3.979 x 2.715 (13'0" x 8'10")**

Currently used as a snug but could be a office, playroom, bedroom, TV room.

Having central heating radiator and uPVC bay window to front.

**Kitchen & Breakfast Room**

Fitted with a good range of wall and base units having contrasting work surfaces over, integrated eye level electric oven and separate electric hob, integrated fridge and freezer, one and a half bowl sink unit with mixer tap over, integrated dishwasher, to the dining area is ample space for a breakfast table, central heating radiator and double french doors leading to the front garden.

**Utility Room**

Fitted with a range of base units with work surface over, stainless steel sink unit with mixer tap, plumbing for washing machine, central heating radiator and rear exit door.

**Cloaks WC**

Having a white wash hand basin, wc and central heating radiator.

**FIRST FLOOR**





**Landing**  
Connecting three bedrooms and family bathroom.

**Bedroom One 3.894 x 3.788 (12'9" x 12'5")**  
Having double fitted wardrobes, central heating radiator and two double glazed windows.

**En Suite Shower Room/WC**  
Fitted with a corner shower cubicle having mains shower over, wc, wash hand basin, chrome heated towel rail and velux window.

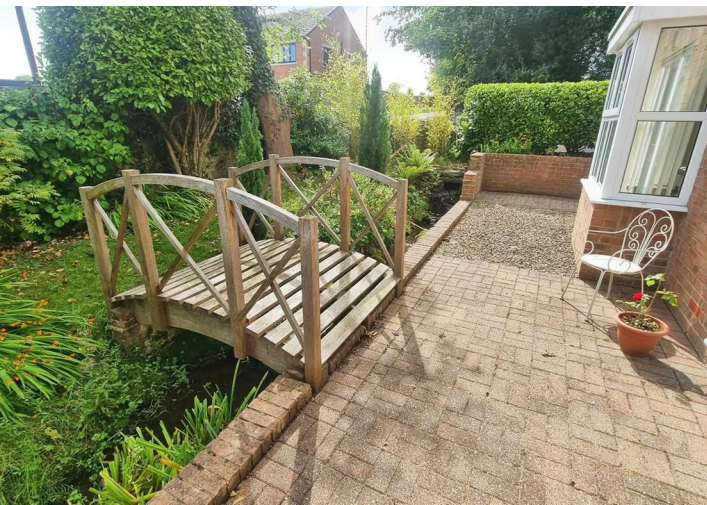
**Bedroom Two 4.391 x 3.469 (14'4" x 11'4")**  
With velux window, central heating radiator, stoarge to eves and window to side.

**Bedroom Three 3.159 x 2.766 (10'4" x 9'0")**  
Having central heating radiator and two double glazed windows. Fitted wardrobe with mirrored door.

**Bathroom/WC**  
Fitted with a four piece suite comprising of panelled bath, corner shower unit with mains fed shower, wc, wash hand basin, central heating radiator and velux window.

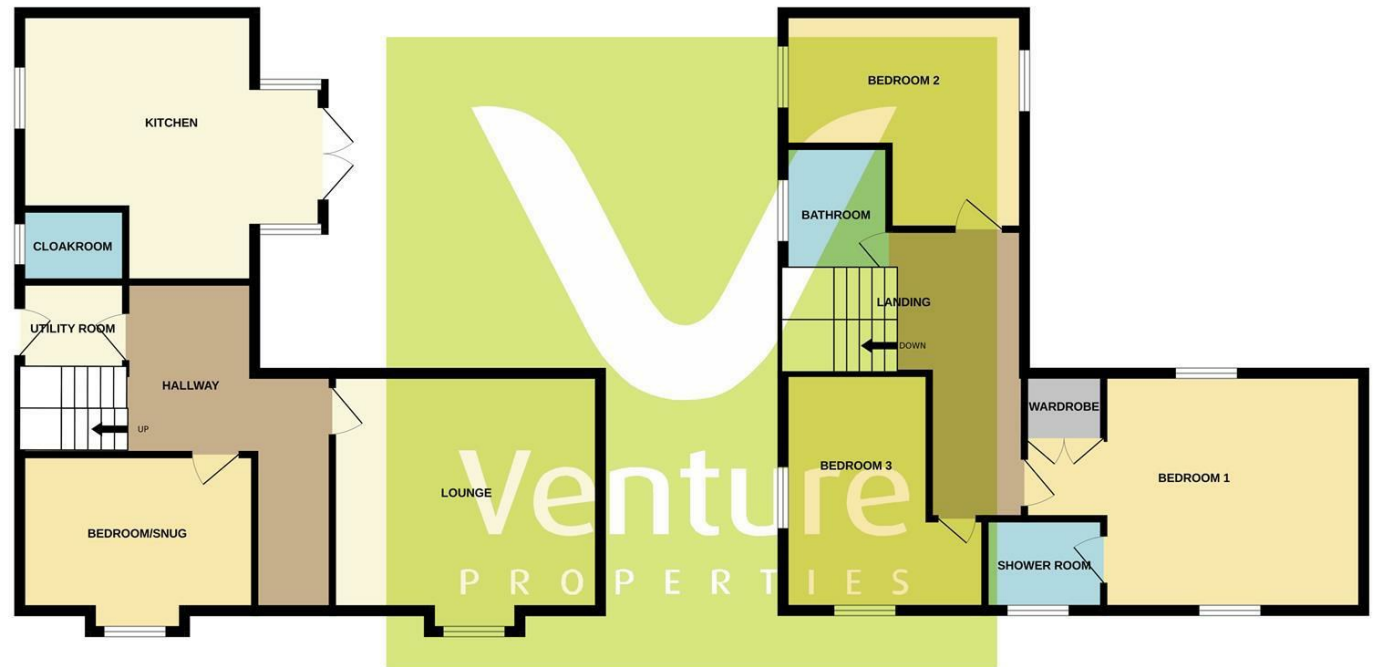
**Externally**  
Externally there is a good sized driveway allowing for off road parking and a detached garage.  
The gardens are well stoked and landscaped with decking areas and patio, additionally a small stream runs through the garden adding a sense of tranquillity and peace.

# 1A Vicarage Close | Howden Le Wear



GROUND FLOOR

1ST FLOOR



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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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