



8 Towgarth Walk Eastrington DN14 7QU

£450,000

FREEHOLD

CHAIN FREE- 3,370 sq ft. An opportunity to acquire this substantial detached family home, situated on this exclusive development within the popular village of Eastrington overlooking open fields to the front. The property offers accommodation over 3 floors and briefly comprises, entrance, cloakroom, two reception rooms, kitchen/breakfast room, 7 bedrooms, two with en-suites and a house bathroom. Externally there is a garage with utility area, block paved driveway to the front and a rear garden. The property offers excellent potential, with the second floor providing the space for a teenage suite or self contained living quarters. A viewing is highly recommended to appreciate the size of the property on offer.

EPC: C



- CHAIN FREE - Substantial detached family home
- Accommodation over 3 floors
- Popular village location
- Views to the front over open fields

Entrance Hall

Polished timber flooring. One central heating radiator with decorative cover. Stairway leading to the first floor.

Lounge

Fire recess with wood burning stove. Polished timber flooring. Double doors to the dining room. One central heating radiator with decorative cover.

Dining Room

Polish timber flooring. One central heating radiator with decorative cover. Patio doors leading out to the garden.

Kitchen/Breakfast Room

A comprehensive range of fitted base and wall units finished in white high gloss with granite worktops and upstand. The units incorporate a recessed stainless steel sink, a five burner gas hob, integrated dishwasher and wine cooler. Housing unit containing an electric double oven and an integrated microwave. Stainless steel extractor hood. High gloss tiled floor. Patio doors leading out to the garden. One central heating radiator.

Cloakroom

White suite comprising a pedestal wash hand basin and a low flush w.c. Mosaic travertine effect tiled splash back and tiled floor. One central heating radiator.

Landing

Built in storage cupboard. Stairway leading to the second floor.

Master Bedroom

To the front elevation. Box window enjoying views over the front across open fields. Walk in wardrobe. One central heating radiator.

En-Suite

White suite comprising a double shower enclosure with main shower, vanity wash hand basin and a low flush w.c. Chrome heated towel rail. Fully tiled walls and floor. Inset ceiling lights. Extractor fan.

Bedroom Two

To the rear elevation. One central heating radiator.

Bathroom

Bedroom Three

To the rear elevation. One central heating radiator.

Bedroom Four

To the front and side elevation. L Shaped room. One central heating radiator.

Bedroom Five/Office

To the front elevation. One central heating radiator.

Second floor Landing

Velux roof window.

Bedroom Six

Three dormer windows. Two central heating radiator.

En-Suite

White suite comprising a corner shower cubicle with main shower, vanity wash hand basin and a low flush w.c. Chrome heated towel rail. Fully tiled walls and floor. Inset ceiling lights. Extractor fan.

Bedroom Seven

Four velux roof windows. One central heating radiator.



- Extremely spacious living accommodation
- 7 bedrooms two with en-suites
- Potential of an annexe/teenage suite on second floor
- Extending to approx 3,370 sq ft
- Garage with utility area
- Driveway & gardens

Garage

Electric up and over door. Internal door into the kitchen. Utility area with sink and plumbing for a washing machine.

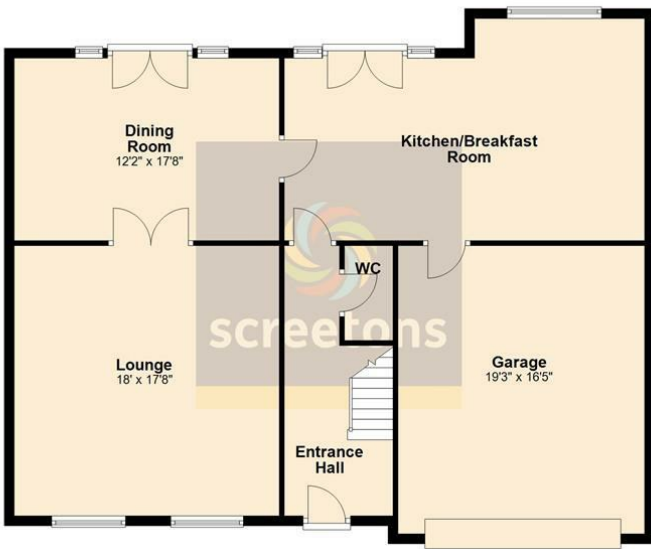
Gardens

To the front of the property there is a block paved driveway providing access to the garage together with an open plan lawned area. A timber gate to the side gives access to the rear.

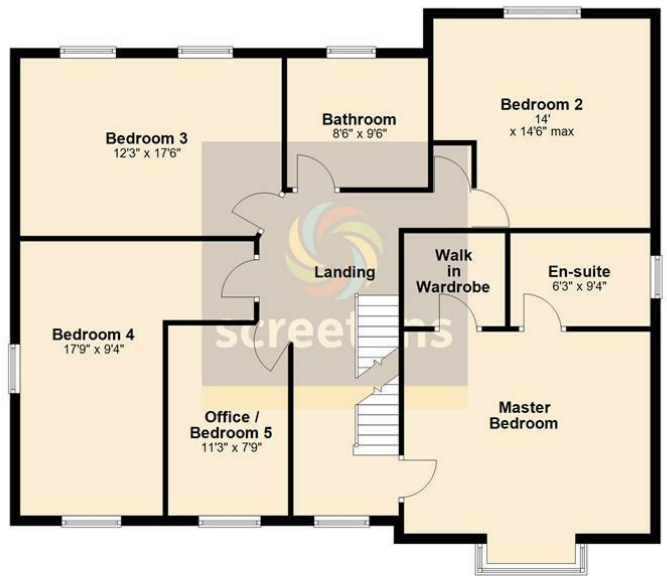
To the rear of the property there is a fully enclosed garden area.



Ground Floor



First Floor



Second 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		78	82
		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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