



## 12 Sutton Road Howden DN14 7DJ

£465,000

**FREEHOLD**

Nestled in a tranquil and highly sought-after cul-de-sac on Sutton Road, Howden, this delightful detached family home offers an ideal blend of comfort and convenience. With four spacious bedrooms, this property is perfect for families seeking a peaceful retreat while remaining close to the vibrant town centre of Howden. The proximity to Howden town centre means that you will have easy access to local amenities, shops, and schools, making daily life both convenient and enjoyable. The property is also within a couple of minutes walk to the beautiful Ashes Park.

As you approach the house, you will appreciate the ample parking available, complemented by a double garage, ensuring that both residents and guests have plenty of space. The exterior of the home is inviting, and the extensive lawned rear garden provides a wonderful outdoor space for children to play, family gatherings, or simply enjoying the fresh air in a serene setting. Inside, the property boasts a well-thought-out layout that maximises space and light, making it a warm and welcoming environment.

**EPC:**



- Spacious detached family home
- Sought after location
- Quiet cul-de-sac close to town centre
- Two reception rooms

#### Entrance Porch

Under stairs storage cupboard. One central heating radiator.

#### Entrance Hall

Stairway leading to the first floor. Two built in storage cupboards. One central heating radiator.

#### Lounge

White fire surround with marble inset and hearth housing a gas fire. Two central heating radiators.

#### Family Room

One central heating radiator.

#### Kitchen/Breakfast Room

Comprehensive range of fitted base and wall units finished in white, having square edge laminated worktops and coloured glass splash backs. The units incorporate a 'Siemens' double electric oven, integrated dishwasher and a four ring induction hob. One and half bow single drainer stainless steel sink. Walk in pantry cupboard. Laminate panelled ceiling. One central heating radiator.

#### Rear Entrance

Rear access door. Access into the garage.

#### Cloakroom

White suite comprising a pedestal wash hand basin and a low flush w.c. One central heating radiator.

#### Landing

Airing cupboard containing the cistern tank. One central heating radiator.

#### Bedroom One

To the front elevation. Range of fitted wardrobes with sliding doors. One central heating radiator.

#### Bedroom Two

To the rear elevation. Two fitted storage cupboards. One central heating radiator.

#### En-Suite

White suite comprising a fully tiled shower cubicle, wash hand basin and a low flush w.c.

#### Bedroom Three

To the rear and side elevations. One central heating radiator. Wardrobe with sliding door.

#### Bedroom Four

To the side and front elevation. Two built in storage cupboards. One central heating radiator.

#### Bathroom

White suite comprising a panelled bath, corner fully tiled shower cubicle, vanity wash hand basin with a range of fitted units and a low flush w.c. with concealed cistern. Heated towel rail.

#### OUTSIDE

##### Double Garage

Metal up and over access door. Power and lighting. Wall mounted gas boiler. Plumbing for a washer. Belfast sink.

##### Gardens

To the front of the property there is a spacious driveway providing ample parking and access to the garage together with an open plan lawned area with mature trees.

To the rear of the property there is a fully enclosed, extensive, private lawned garden with paved patio area, mature hedging, 2 timber garden sheds and a greenhouse. The garden enjoys views in the distance of Howden Minster.



- Kitchen/breakfast room
- Four double bedrooms
- One en-suite and a house bathroom
- Extensive rear gardens
- Ample parking and double garage
- Viewing recommended





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