30 KNEDLINGTON ROAD

HOWDEN, DN14 7ER

£625,000

FREEHOLD

Situated on Knedlington Road in the charming market town of Howden, this substantial detached family home offers impressive living space extending to approximately 2500 square feet, over three well-designed floors. Offering a delightful open plan kitchen/family/dining room, lounge, master suite with en-suite and dressing area, second double with en-suite, two further bedrooms and family bathroom on the first floor and two additional rooms on the second floor that could be utilised as bedrooms or home office/studio, this property is perfect for families seeking ample space and comfort.

Constructed by the reputable local builders Hoveden Homes, this residence is well-presented and boasts a thoughtful layout that caters to both relaxation and entertaining. The generous living areas provide ample room for family gatherings, while the well-appointed bedrooms ensure a peaceful retreat at the end of the day and plenty of room for guests.

EPC: C

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• Impressive, three storey, detached family home • Extremely well presented accomodation extending to approx 2500 sq ft • Built by well renowned local builders Hoveden Homes • Sought after location within the town • Beautiful open plan kitchen/family/dining room, ideal for entertaining • Four first floor bedrooms, two with en-suite facilities and one with dressing room • Two further rooms to the second floor for use as bedrooms, home office or studio • Double garage/Utility/Gym with additional fully fitted kitchen units and appliances. • Electric double gates, block paved driveway and attractive gardens to three sides. • Viewing highly reccommended

Entrance Hall

Stairway leading to the first floor. Timber effect Karndean flooring. Understairs cloaks cupboard. One central heating thermostat, newly fitted 2025. One central heating radiator.

Cloakroom

White suite, newly fitted in 2021 by 'Hob Kitchens' and comprising a vanity wash hand basin with built in cupboards above and below. Concealed cistern WC with slim cupboards to each side. Inset ceiling lights. Extractor fan. Slim white heated towel rail. Tile design, Karndean flooring.

Lounge

Timber fire surround with inset living flame, remote control gas fire having a granite hearth, all newly fitted in 2025. French doors leading out to the rear garden. One central heating radiator.

Open Plan Kitchen/Family/Dining Room

Newly fitted in 2021 by 'Hob Kitchens' and offering a comprehensive range of fitted timber shaker style units finished in Matte Porcelain with Quartz worktops. Stainless steel, one and a half bowl inset sink with 'Franke' filter tap. The units incorporate a combination of 'NEFF' appliances as follows, oven with 'slide and hide' door and a combination oven microwave, fridge freezer, dishwasher, a four ring induction hob with separate gas fired wok burner and a stainless steel chimney style extractor fan. Island unit with storage cupboards and matching quartz worktops with two integrated plug sockets and USB points, open shelving, wine rack and chrome towel rail. Timber effect Karndean flooring. Two contemporary vertical radiators and one electric radiator. French doors leading out to the patio area. Access to the garage. Art deco style over table light fitting. Inset ceiling lights.

Landing

Stairway leading to the second floor. One central heating radiator. Central heating thermostat fitted 2025

Master Suite Bedroom

To the front and rear elevations. A comprehensive range of fitted bedroom furniture finished in cream and comprising a range of wardrobes, chest of drawers and a dressing table unit. Access into the dressing room. Recently replaced sockets complete with USB ports.

Dressing Room

This room was originally a bedroom. It was converted in 2010 by the original builder, Hoveden Homes for the current owners in 2010. Fitted out with a comprehensive range of wardrobes matching those in the bedroom. One central heating radiator.

En-Suite

Fully refurbished in 2018 by 'Hob Kitchens'. A modern white suite comprising a double corner shower cubicle with mains shower and marble effect wall panelling, panelled bath with mixer tap shower attachment, double width vanity wash hand basin with drawers below and a low flush w.c. Wall mounted bathroom cupboard with heated mirror. Chrome heated towel rail. Extractor fan. Adjustable inset ceiling lights having 3 settings. Underfloor heating.

Bedroom Two

To the front and rear elevation. One central heating radiator.

Ensuite

White suite comprising a fully tiled shower cubicle with mains shower, newly fitted in 2025, wash hand basin and a low flush w.c. Walls tiled to half height. Ceramic tiled floor. Extractor fan and inset ceiling lights. One central heating radiator.

Bedroom Three
To the front elevation. Double bedroom with 'Ikea' fitted full height wardrobes. One central heating radiator.

Bedroom Four
Dual aspect. To the front and side elevations. Double bedroom, currently used as an art room. One central heating radiator.

Bathroom
White suite comprising a fully tiled shower cubicle with mains shower, newly fitted in 2025, panelled bath, vanity wash hand basin and a low flush w.c. with concealed cistern. Fully tiled walls and floor. Chrome heated towel radiator. Extractor fan and inset ceiling lights.

Second floor Landing/Reading Nook
Two velux roof windows. One central heating radiator.

Bedroom Five/Office
Velux roof window. One central heating radiator.

Bedroom Six/Studio
Two velux roof windows and a window to the side elevation. Access to eves storage. One central heating radiator.

Double Garage/Utility Room/Gym
Remote control electric roller shutter access door. The garage is currently used as a utility room and gym area and has a comprehensive fully fitted kitchen comprising a range of fitted base and wall units finished in timber effect with laminated work tops. The units incorporate a full sized separate fridge and freezer. Single drainer stainless steel sink. Plumbing for a washing machine. Wall mounted 'Ideal' gas fired boiler, which was newly fitted in 2025. Door giving access to the kitchen. One central heating radiator. The majority of the floor area is fitted with carpet, including underlay and there is also an area of hardstanding.

Gardens
Externally the property enjoys attractive gardens to three sides. To the rear double electric gates provide access to an extensive block paved driveway and the double garage. The fully enclosed rear gardens offer a safe space for young children and pets and include a lawned area with shrub borders and ornamental trees together with a paved patio area and a gravelled area. Oak framed greenhouse with power points. Bin store. A paved pathway gives access to the side of the property.

To the side of the property there are low maintenance landscaped gardens incorporating paved and gravelled pathways and seating areas with well stocked flower and shrub beds. An oak gate gives access to the front of the property.

To the front of the property a paved pathway leads to the front entrance, which is framed with an oak canopy. There is attractive, softening landscaping to the front with gravel beds and shrubs.

Externally there are outside lights, external power points to the rear and side and outside taps to the rear and side.

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ADDITIONAL INFORMATION

Local Authority – EROYC

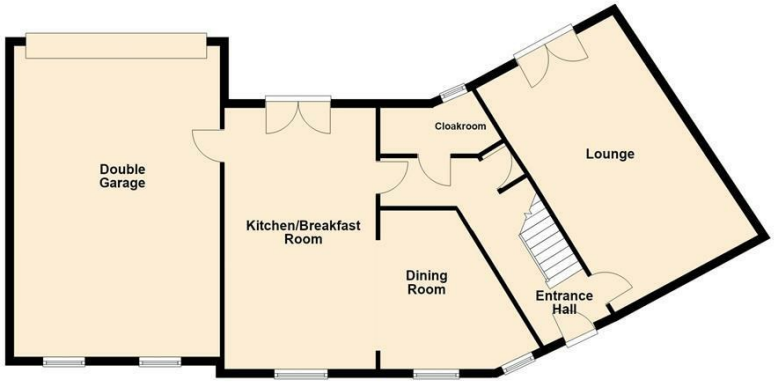
Council Tax – Band F

Viewings – By Appointment Only

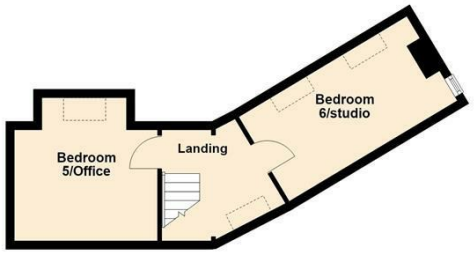
Tenure – Freehold

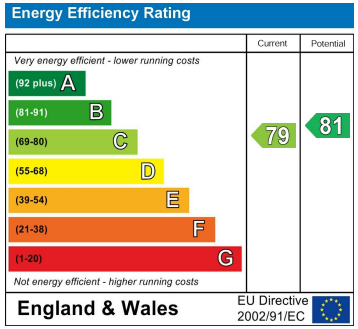
First Floor

Ground Floor



Second Floor





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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