



18 Houlder Drive Howden DN14 7ZU

£295,000
FREEHOLD

This modern detached family home was built in 2021 and offers a perfect blend of comfort and contemporary living. Enjoying a peaceful position on a private road within the popular Ashberry Homes development in Howden.

This beautifully presented property, briefly comprises, entrance porch, lounge, cloakroom, spacious kitchen/dining room, three bedrooms, including a master suite complete with an en-suite shower room and a house bathroom. The vendor opted for a number of upgrades when purchasing the property and has since added various other additions, these include, upgrades to the kitchen, shutters at the patio doors, bespoke made timber beams above the windows and patio doors to the ground floor, Amtico flooring, fitted wardrobes and a roller shutter garage door.

EPC: B



- Extremely well presented detached home
- Located on a private road within the new Development
- Spacious kitchen/dining room

Entrance Porch

One central heating radiator.

Lounge

Amtico Herringbone style flooring. One central heating radiator. Bespoke made to measure solid timber beam above window.

Inner Hall

Stairway leading to the first floor. Ceramic tiled floor.

Cloakroom

White suite comprising a wash hand basin and a low flush w.c. with concealed cistern tank. Heated towel rail. Ceramic tiled floor.

Kitchen/Dining Room

A comprehensive range of navy fitted base and wall units with marble effect laminate worktops and upstand. The units incorporate a one and half bowl white ceramic sink and a four ring gas hob with stainless steel splash back and extractor hood over. Housing unit containing a 'Zanussi' electric oven and combination microwave. Integrated fridge/freezer and dishwasher. Wall mounted gas boiler. Ceramic tiled floor. Inset ceiling lights. Double doors with fitted shutters, leading out to the rear garden. Under stairs storage cupboard. Bespoke made to measure solid timber beams above window and doors. One central heating radiator.

Landing

One central heating radiator. Built in storage cupboard.

Master bedroom

To the rear elevation. One central heating radiator.

En-Suite

White suite comprising a fully tiled shower cubicle with mains

shower, pedestal wash hand basin and a low flush w.c. with concealed cistern. Ceramic tiled floor. Partially tiled walls. Heated towel rail. Extractor fan and inset ceiling lights.

Bedroom Two

To the front elevation. White fitted wardrobes. Feature paneling to two walls. One central heating radiator.

Bedroom Three

To the front elevation. One central heating radiator. Amtico Herringbone style flooring.

Bathroom

White suite comprising a panelled bath, pedestal wash hand basin and a low flush w.c. with concealed cistern. Ceramic tiled floor. Partially tiled walls. Inset ceiling lights. Extractor fan and heated towel rail.

OUTSIDE

Garage

Roller shutter access door.

Gardens

To the front of the property there is a block paved driveway providing off street parking. A timber gate down the side gives access to the rear garden,

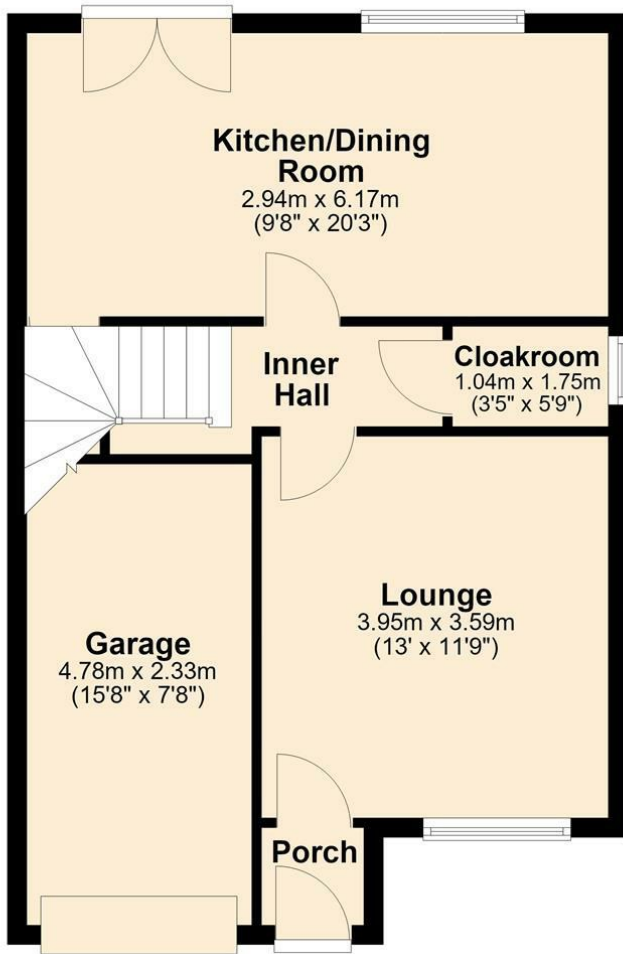
To the rear of the property there is a fully enclosed landscaped garden with lawn area, raised shrub borders and paved patio providing two seating areas.



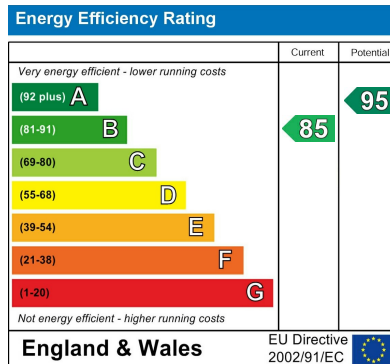
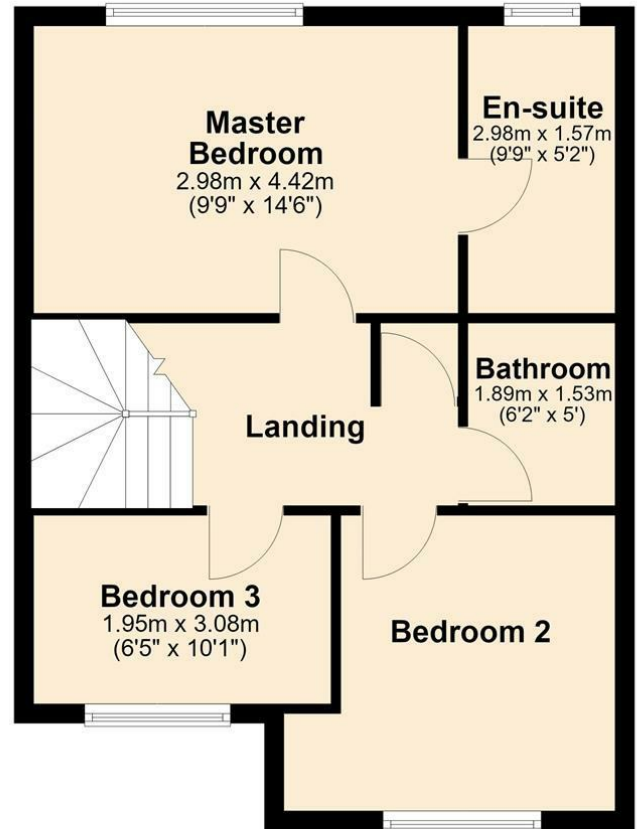
- Downstairs cloakroom • Master bedroom with -en-suite • Two further bedrooms and a house bathroom • A number of upgrades/additions since the property was built • Block paved driveway • Garage • Viewing is a must



Ground Floor



First 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

Howden Office Sales
25 Bridgegate
Howden
East Yorkshire
DN14 7AA

01430 431201
howden@screetons.co.uk
www.screetons.co.uk

