

39 Langhorn Drive
Howden DN14 7ZL

£430,000
FREEHOLD

An opportunity has arisen to acquire this exceptionally well presented, modern, detached family home located on the Harron Homes development within the centre of Howden. Perfectly placed for the towns many amenties, for access to J37 of the M62 and also for North Howden railway Station which provides excellent commuter links. The property occupies a spacious corner plot and benefits from ample parking and a detached double garage, internally there are two reception rooms, a lovely kitchen/dining/family room overlooking the gardens, utility and w.c. together with master bedroom with dressing area, three further double bedrooms and a house bathroom. The landscaped rear gardens are low maintenance and offer a great place for entertaining, in addition there is a timber framed, fully insulated summer house/home office. A viewing is highly reccommended to appreciate the property on offer. No onward chain.

EPC: B





• Extremely well presented, detached family home • Spacious corner position • Located on the Harron Homes development • Two reception rooms • Kitchen/dining/family room with doors out to the gardens • Utility & w.c. • Master bedroom with dressing area and en-suite

Entrance Hall
Stairway leading to the first floor with useful under stairs storage cupboard. One central heating radiator. Double doors giving access to the lounge.

Lounge
Two central heating radiators.

Office
One central heating radiator.

Kitchen/Dining/Family Room
Spacious open plan kitchen and dining room providing an ideal space for entertaining, walk in bay with double doors leading out to the rear garden. A comprehensive range of fitted base and wall units finished in pale sage and having laminated worktops and upstand. The units incorporate a one and a half bowl single drainer stainless steel sink, an integrated full size dishwasher, fridge, freezer and a five ring gas hob. Stainless steel extractor hood. Housing unit containing an electric 'Zanussi' double oven. Breakfast bar. Inset ceiling lights. Two central heating radiators. Open aspect into the utility room.

Utility Room
Range of fitted units matching those in the kitchen with lamin ated worktops and upstand. Integrated 'Zanussi' washing machine. Wall mounted gas boiler. One central heating radiator. Rear door access.

Cloakroom
White suite comprising a corner pedestal wash hand basin and a low lfush w.c. One central heating radaitor. Extractor fan.

Landing
Built in storage cupboard containing the hot water tank. One central heating radiator.

Master Bedroom
To the front elevation. Spacious bedroom with dressing area, having the benefit of fitted wardrobes with mirrored sliding doors. One central heating radiator. Access to the en-suite.

En-Suite
White suite comprising a fully tiled, double shower cubicle with mains shower, pedestal wash hand basin and a low flush w.c. Walls tiled to half height. Extractor fan and inset ceiling lights.

Bedroom Two
To the front elevation. One central heating radiator.

Bedroom Three
To the rear elevation. One central heating radiator.

Bedroom Four
To the rear elevation. One central heating radiator.

Bathroom
White suite comprising a fully tiled shower cubicle, panelled bath, pedestal wash hand basin and a low flush w.c. Walls tiled to half height. Inset ceiling lights. One central heating radiator.

OUTSIDE

Double Garage
Double garage with twin metal up and over access doors. Power and lighting.

Summer House/Home Office
An excellent timber framed summer house with UPVC sliding access doors. The summer house is fully insulated and has the benefit of power, lighting and heating. This is an extremely useful space that could be utilised for a variety of uses. The summer house has an adjoioning garden store.





• Three further bedrooms and a bathroom • Detached double garage and block paved drive • Landscaped rear gardens with summer house/home office

Gardens

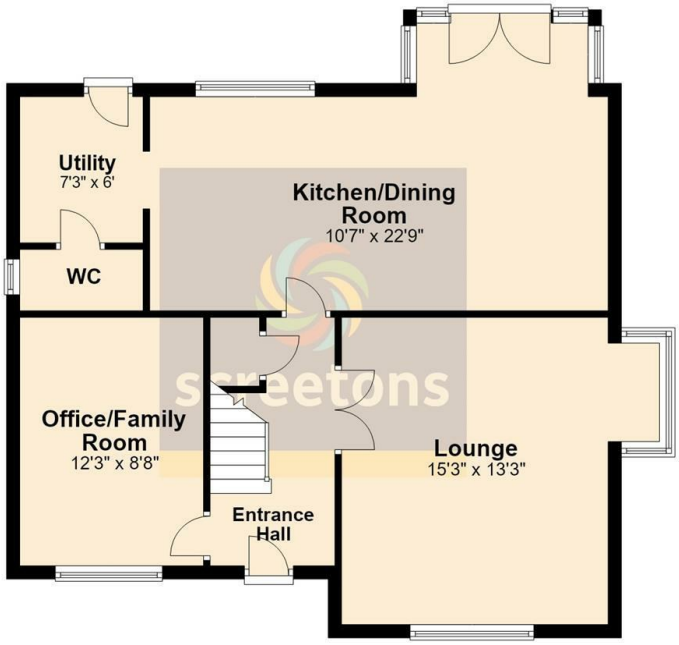
To the front of the property the property occupies a corner position with open plan lawned areas. There is a block paved driveway giving access to the garage. A timber gate provides access to the rear garden.

To the rear of the property there is a fully enclosed landscaped garden with lawned areas, large porcelain paved patio are and rasied timber beds with adjoining timber benches.

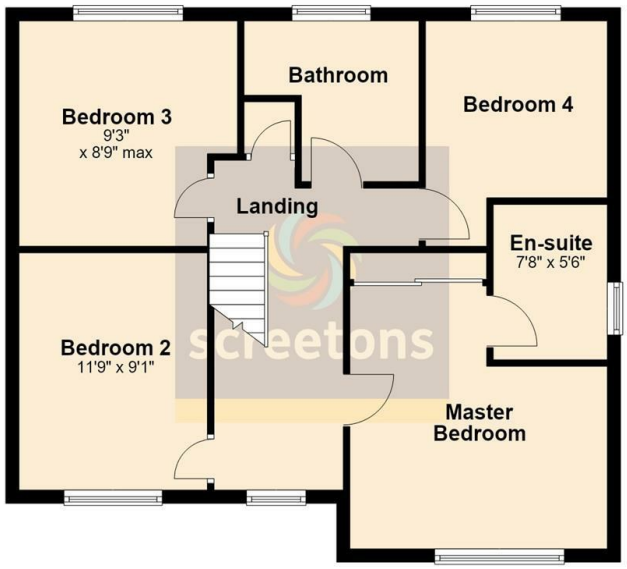




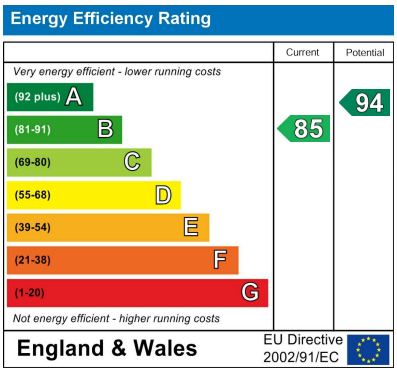
Ground Floor



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

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