



Plot 1 Holmes Park Eastrington DN14 7QS

£490,000
FREEHOLD

We are delighted to offer to the market six new, detached family homes, built by well renowned builders Dimmack Brothers Ltd. The six new homes are located at the end of the already established Holmes Park development in Eastrington and have been built to the usual high standard that we have come to expect from Dimmack Homes. Plot 1, is an exceptional 4 bedroom, detached family home extending to approx 1750 sq ft and offers spacious accommodation briefly comprising, entrance hall, cloakroom, lounge, study, impressive open plan kitchen/dining/family room with bi fold doors, four bedrooms two with en-suites and a house bathroom. Externally the generous plot boasts an attractive good size rear garden, which is fully enclosed, laid to lawn and incorporates a paved patio area. In addition there is a detached single garage and an open plan feel to the front with further lawned areas, paved pathway and a gravelled driveway providing ample off street parking. Plot 1 has been fully finished to a beautiful standard and includes all carpets and flooring throughout. An early viewing is essential to appreciate the quality of the property on offer.

EPC:



- An exceptional detached family home
- Built by well renowned builders Dimmack Brothers
- Located at the end of the already established Holmes Park Development
- Extending to approx 1750 sq ft
- Impressive open plan kitchen/living/dining area to rear with bi fold doors

Description

The property will have the benefit of the following;

- Gas central heating
- Under floor heating to ground floor
- UPVC double glazed windows
- Endurance Solid & secure composite front and rear doors.
- Aluminium bifold doors in Kitchen
- Security alarm
- Fully fitted Howdens kitchen with integrated appliances
- Fully fitted bathroom suites with tiling
- Oak handrails & Newel caps and Oak doors throughout
- Turfed rear garden
- Zoned spotlights to kitchen area
- Large under stairs storage area
- Full fibre superfast Broadband installed
- Outdoor tap and external lighting
- Outdoor electric point to rear of house
- Driveway suitable for 3 cars

Entrance Hall

Stairway to first floor with understairs cupboard. Timber effect flooring that benefits from underfloor heating. Inset lights.

Lounge

Fitted carpets.

Study

Timber effect flooring.

W/C

Timber effect flooring. Vanity wash hand basin and low flush w/c with concealed cistern. Wall mounted mirror, extractor fan and inset spot lights.

Kitchen/Family/Dining Room

An impressive, contemporary range of fitted base and wall units together with a central island unit finished in beige and brown with contrasting Quartz worktops. The kitchen has a range of integrated appliances including a 4 ring ceramic hob with central extractor fan, Lamona double electric oven, fridge/freezer, dishwasher and inset sink. Timber effect flooring . Two sets of bi-fold doors leading out to the patio seating area. Inset ceiling lights. Media wall with raised storage units and Tv points.

Utility

Fitted units with worktop area and space for a washing machine/tumble dryer.

Landing

Access to loft. Large walk-in airing cupboard containing the cistern tank and gas central heating boiler.

Master Bedroom

To the rear elevation. Fitted carpets. One central heating radiator.

En-suite

A white suite comprising a double walk in shower enclosure with mains shower. Twin vanity wash hand basins with drawers below and a wall mounted mirror above. Low flush w/c. Fully tiled walls and floor. Extractor fan. Chrome heated towel rail.

Bedroom Two

To the front elevation. Fitted carpets. One central heating radiator.

En-suite

A white suite comprising a double shower enclosure with mains shower. Vanity wash hand basin with drawers below and wall mounted mirror above. Low flush w/c. Fully tiled walls and floors. Extractor fan. Inset lights. Chrome heated towel rail.



- Lounge, study, utility & w.c
- Four bedrooms two with en-suites and a house bathroom
- Generous plot with attractive rear gardens
- Single detached garage
- Ample off street parking

Bedroom Three

To the front elevation. Fitted carpets. One central heating radiator.

Bathroom

White suite comprising a bath with tiled surround and central tap, corner shower cubicle, vanity wash hand basin with drawers below and wall mounted mirror above and a low flush w/c. Fully tiled walls and floor. Inset ceiling lights. Extractor fan and chrome heated towel rail.

Bedroom Four

To the rear elevation. Fitted carpets. One central heating radiator.

OUTSIDE

Garage

Detached single garage with remote control up and over access door and side personnel door. Power and lighting.

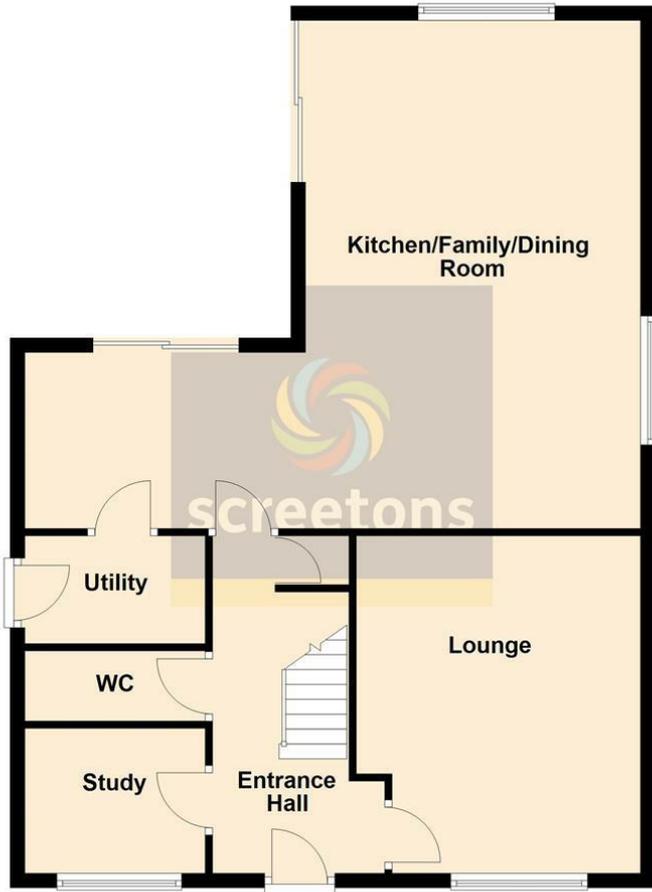
Gardens

To the front of the property there are open plan lawned areas with shrub beds and a paved pathway leading to the front entrance and around to the rear. A timber gate gives access to the rear garden. A gravelled driveway provides ample off street parking.

To the rear is a generous garden which is fully enclosed, mainly laid to lawn and has a paved patio seating area.



Ground Floor



First 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 | 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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