



## Plot 6 Holmes Park Eastrington DN14 7QS

£535,000

**FREEHOLD**

**\*\*LAST REMAINING PLOT\*\*** We are delighted to offer to the market this impressive, detached family home, built by well renowned builders Dimmack Brothers Ltd. Plot 6 is the last of six new homes, located at the end of the already established Holmes Park development in Eastrington, finished to the usual high standard that we have come to expect from Dimmack Homes. The property enjoys stunning open views over the neighbouring fields and stands within a generous plot offering spacious four bedroom accommodation extending to approximately 1,640 sq ft. The property offers accommodation briefly comprising, entrance hall, cloakroom, lounge, study, fantastic open plan kitchen/dining/family room with bi fold doors, utility room, four bedrooms, one with en-suite and a house bathroom. Outside there are good sized landscaped gardens to the front and rear together with a double detached garage and generous gravelled parking area. A viewing is highly recommended to fully appreciate the plot size and quality of this new home.

**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 1640 sq ft
- Impressive open plan kitchen/living/dining area to rear with bi fold doors

#### Entrance Hall

Stairway to first floor.

#### Kitchen/Dining/Living Room

Choice of kitchen. Bi-fold doors opening on to garden.

A £15,000 kitchen allowance will be given to go towards the kitchen and fitting of the kitchen.

#### Study

#### Lounge

Bi-fold doors open on to garden.

#### Cloakroom

W/C and sink.

#### Utility

#### Landing

#### Bedroom One

To the front elevation.

#### En-suite

Modern white bathroom suite.

#### Bedroom Two

To the front elevation.

#### Bedroom Three

To the rear elevation.

#### Bedroom Four

To the rear elevation. Beautiful views of open fields.

#### Bathroom

Modern white bathroom suite.

#### Double Garage

Twin remote control up and over access doors. Power and lighting.

#### Outside

The front of the property has a substantial gravelled driveway and parking space giving access to the double garage. There is access down both sides of the property to the rear with an access gate leading on to the fields.

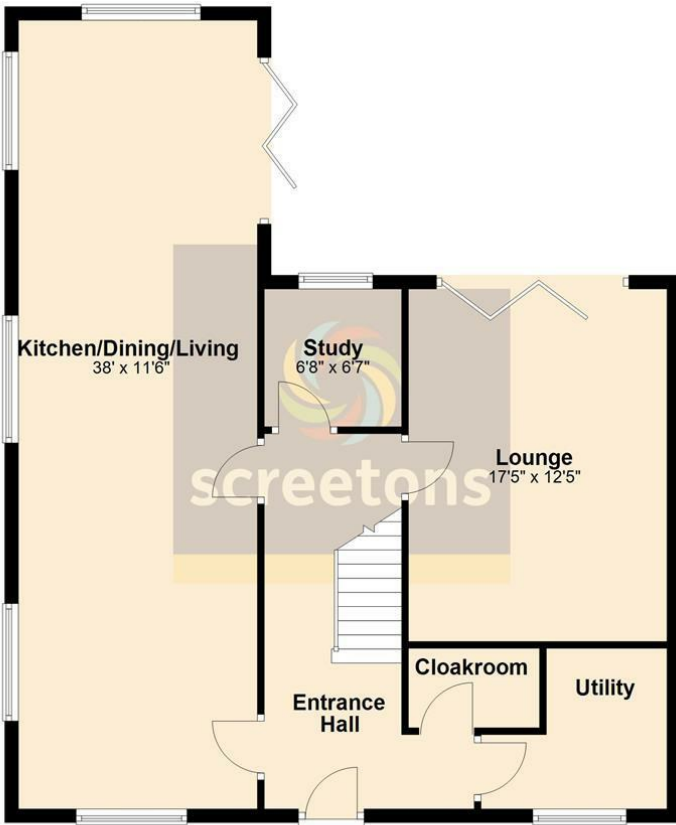
To the rear of the property the garden is laid to lawn with a paved patio seating area.



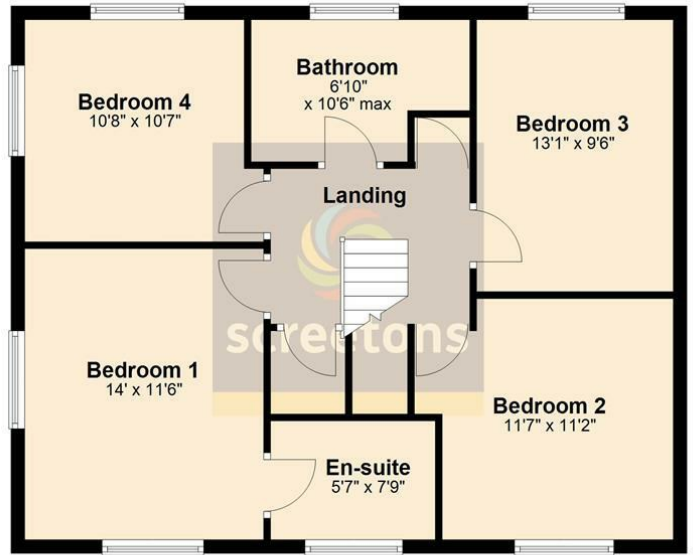
- Lounge, study, utility & w.c
- Four bedrooms one with en-suite and a house bathroom
- Generous plot with attractive rear gardens
- Double detached garage & ample parking
- Field views. CHAIN FREE. VIEWING HIGHLY RECOMMENDED



**Ground Floor**



**First Floor**



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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