Peter David Properties Ltd

Residential Sales and Lettings



1 Howard Court

Norwood Green, HX3 8FS

Offers Around £720,000

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, Norwood Green, HX3 8FS

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Nestled in the picturesque countryside village of Norwood Green, Howard Court presents a remarkable opportunity to acquire a stunning five-bedroom detached home. This exquisite property boasts accommodation spread over three spacious floors, providing ample room for both relaxation and entertainment.

Upon entering, you will be greeted by two elegantly designed reception rooms, perfect for hosting family gatherings or enjoying quiet evenings. The heart of the home features five generously sized double bedrooms, two of which are complemented by luxurious dressing rooms, offering a touch of sophistication and convenience.

The property is equipped with four well-appointed bathrooms, including two family bathrooms and two en-suites, ensuring that every member of the household enjoys their own private space. High-quality fixtures and fittings throughout the home reflect a commitment to excellence and attention to detail, making this residence truly special.

Set in a sought-after location, this home not only offers a tranquil lifestyle but also the charm of village living. With its blend of modern comforts and classic elegance, this property is an ideal choice for families seeking a serene yet vibrant community. Do not miss the chance to make this exceptional house your new home.

Entrance Hallway
A spacious entrance hallway leading into the home with tiled flooring and an oak staircase.

Living Room
With bi-folding doors opening onto the garden and a window overlooking the front of the home, the living room is flooded with natural light. Grey carpets and a light and neutral colour scheme elevate the space providing a homely feel with ceiling spotlights and brackets for a wall mounted television.

Open Kitchen Diner
Overlooking the rear garden through bi-folding doors, the kitchen diner has navy base and wall units with an integrated double oven, fridge freezer and a central island breakfast bar with storage space as well as an integrated hob, a flush fit roof mounted extractor fan Ceiling spotlights and pendant lighting adds to the atmosphere and there is room for a large dining table.

Utility Room
Accessed from the kitchen with rom for a washer and drier and additional worksurface and storage space.

Snug
A spacious multifunctional room which could also be used as an office, games room or cinema room.

Storage Room
A portioned former garage space with access from the snug and up and over doors to the front providing useful storage room.

W/C
A ground floor w/c with a hand basin.

Bedroom One
A large master bedroom suite with dual aspect windows to the front of the home and a heightened ceiling providing a dramatic sense of space. A blue feature wall adds a touch of warmth.

Dressing Room
With a Velux window and ample space for wardrobes and a dressing table.

En-Suite
A four-piece en-suite with an oversized free standing feature bath tub, corner shower, w/c, hand basin and heated towel rail.

Bedroom Two
A large double bedroom overlooking the front and rear of the home with a Juliet balcony opening onto the garden.

Walk In Wardrobe
A spacious walk in wardrobe space.

En-Suite
A three-piece en-suite with an oversized feature bath tub, shower head, hand basin, w/c and heated towel rail.

Bedroom Five
A double bedroom overlooking the rear of the home with a Juliet balcony and light pink colour scheme.

First Floor Bathroom
Fully tiled with a walk in shower, hand basin, w/c and wall mounted heated towel rail.

Bedroom Four
A double bedroom with dual aspect windows.

Bedroom Three
A double bedroom with dual aspect windows.

Second Floor Bathroom
A four-piece bathroom suite with an oversized bath tub, walk in shower, hand basin, w/c and wall mounted heated towel rail.

External
To the front of the home is a paved double driveway providing off road parking. To the rear of the home is a private garden with a lawn and patio, surrounded by fencing and mature trees.

Directions
For Satnav please use the postcode HX3 8FS

Viewings
Viewings are strictly by appointment only. Please contact Peter David Properties.

Mortgages
We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

PLEASE NOTE
1. Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £25 + VAT (£30 total) per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.









Road Map



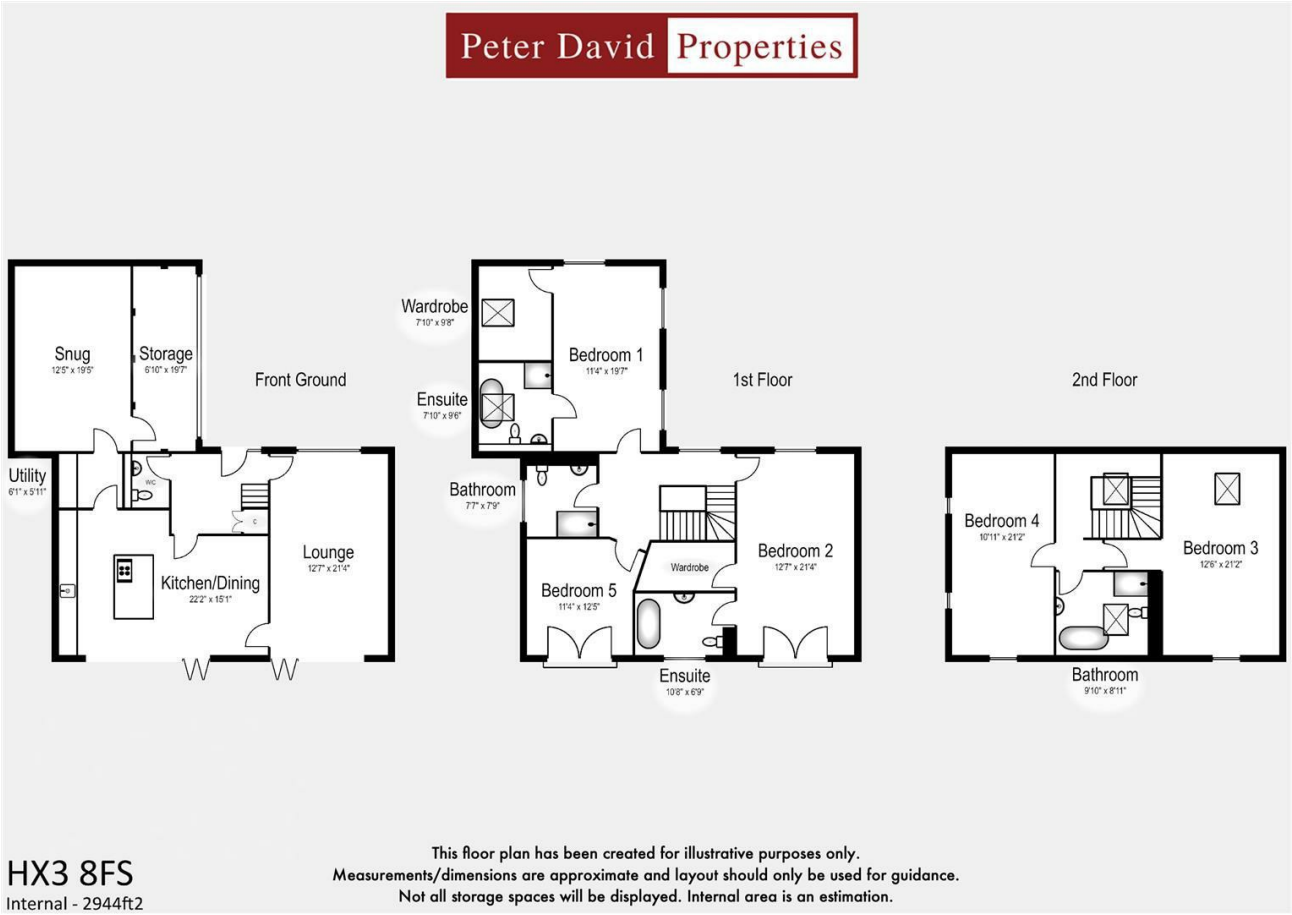
Hybrid Map



Terrain Map



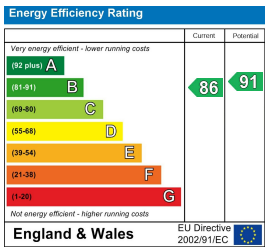
Floor Plan

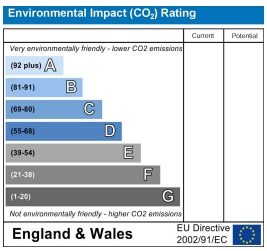


Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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