



3 Millstone Garth Howden DN14 7FU

Offers Over £520,000

FREEHOLD

A rare opportunity has arisen to acquire this prestigious, detached family home located on a select development of just 5 properties built by renowned local builders Hovenden Homes Ltd in 2013, situated at the entrance to Howden Marsh. The property is within easy walking distance of the towns many amenities and is within 1 mile of J37 of the M62 offering excellent commuter links. The property features a generous kitchen, dining, living area, which was re-fitted only last year and provides an excellent entertaining space, a spacious lounge with contemporary fire and solid oak ceiling beams, ground floor study and to the first floor there are four double bedrooms, two with en-suite facilities and a separate house bathroom. In addition the current owners have converted one half of the double garage into a home gym. Outside there are south west facing gardens, which overlook the entrance to Howden Marsh together with a driveway and garage. A viewing is highly recommended to appreciate this delightful family home.

EPC: C



- Executive detached family home
- Exclusive development of just 5 properties
- Built by local renowned builders Hoveden Homes
- Located overlooking Howden Marsh
- Spacious Kitchen/Dining/Living room ideal for entertaining
- Lounge, home office and W.C.

Entrance Hall

Oak flooring. Stairway leading to the first floor. One central heating radiator.

Cloakroom

White suite comprising a vanity wash hand basin and a low flush w.c. Walls tiled to half height and ceramic tiled floor. Inset ceiling lights and an extractor fan.

Study

One central heating radiator.

Lounge

Contemporary inset electric fire. Exposed oak ceiling beams. Oak flooring. Two central heating radiators. Patio doors leading out to the rear garden.

Kitchen/Dining/Living Room

A spacious room that was refurbished last year and offers a comprehensive range of fitted base and wall units finished in high gloss navy and white with quartz worktops and upstand. Matching island unit with a 5 burner induction hob and a breakfast bar to one side. Integrated within the units are a Neff dishwasher, electric oven and microwave together with a wine cooler. Inset sink. Fitted window shutters. Inset ceiling lights. Two central heating radiators. Access into the garage and gym.

Landing

Access to the loft space. Airing cupboard containing the cistern tank. One central heating radiator.

Master bedroom & Dressing Room

To the front elevation. Useful range of fitted wardrobes and drawers together with a matching dressing table. Two central heating radiators.

En-Suite

White suite comprising a fully tiled double shower enclosure with mains shower, vanity wash hand basin with drawers below and a low flush w.c. Fully tiled walls and floor. Inset ceiling lights. Chrome heated towel rail and and extractor fan.

Bedroom Two

To the side elevation. One central heating radiator.

En-Suite

White suite comprising a fully tiled shower cubicle with mains shower, vanity wash hand basin with cupboards below and a low flush w.c. Chrome heated towel rail. Walls tiled to half height and ceramic tiled floor. Extractor fan.

Bedroom Three

To the side elevation. One central heating radiator.

Bedroom Four

To the rear elevation. One central heating radiator.

Bathroom

White suite comprising a panelled bath, corner fully tiled shower cubicle with mains shower, vanity wash hand basin with cupboard below and a low flush w.c. Walls tiled to half height and ceramic tiled floor. Chrome heated towel rail. Inset ceiling lights and an extractor fan.

Garage

Remote control up and over access door. Power and lighting. Plumbing for a washing machine with worktop over. Wall mounted gas boiler.

Gym

Home gym with power and lighting. Formally a garage, however



- Four bedrooms two with en-suites
- Garage and home gym
- Gardens and driveway
- Extending to approx 2000sq ft. Viewing recommended.

this has now been converted into a gym, but could easily be made back into a garage should someone prefer this. The remove control up and over door is still in situ.

Outside

Gardens

To the front of the property there is a block paved driveway providing parking and access to the garage. A paved pathway leads to the front door.

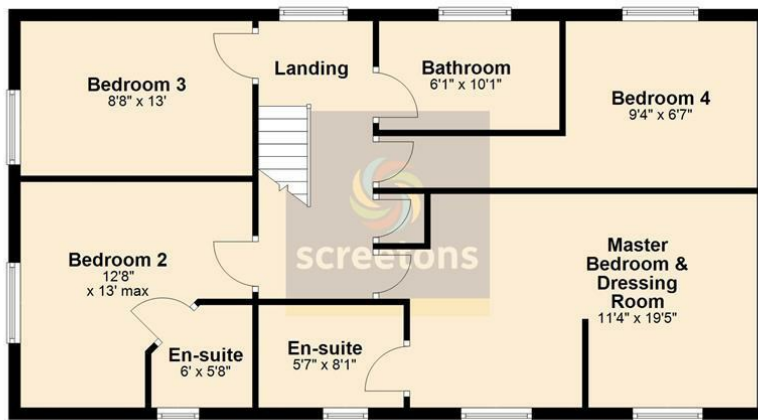
To the side of the property is a fully enclosed South West facing lawned garden with shrub borders and a raised seating area. The garden looks out over the entrance to Howden Marsh.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(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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