



**Boothferry Road
Howden DN14 7TD**

**£585,000
FREEHOLD**

A fantastic opportunity to acquire this well presented, unique and thoughtfully extended and upgraded detached dormer bungalow situated on Boothferry Road within the popular market town of Howden. The property occupies a substantial plot with large gardens, an orchard, vegetable garden, substantial driveway and a detached double garage. Internally the property offers extensive accommodation comprising, a modern kitchen/dining room with pantry, a spacious sitting room, utility, w.c. together with 4 double bedrooms to the ground floor and a house bathroom. Located on the first floor is an extensive master suite, which offers flexible living accommodation as it comprises a sitting area/bedroom, bathroom, kitchenette and a dressing room, this suite also enjoys a Juliet balcony, which overlooks the rear gardens and open fields beyond. This room could easily be separated from the main house and used as a self contained annex, teenage suite or even as an entertainment room.

EPC: C



- Extensive detached dormer bungalow
- Thoughtfully extended and upgraded
- Modern kitchen/dining room
- Two bathrooms and separate W/C

Description

The property benefits from UPVC double glazing and gas central heating, part of the ground floor has under floor heating. The accommodation comprises;

Entrance Hall

Large entrance hall with oak effect laminate flooring and a stairway leading to the first floor.

Bedroom One

To the front elevation and benefits from oak laminate effect flooring, a bay window and period decorative feature fireplace. There is also one central heating radiator.

Bedroom Two

To the front elevation with oak effect laminate flooring, decorative feature fireplace and one central heating radiator.

Bedroom Three

To the side elevation with oak effect laminate flooring and one central heating radiator.

Bathroom

White suite comprising a freestanding roll top bath, fully tiled walk in shower enclosure, pedestal wash hand basin and a low flush W/C. Period style radiator with a towel rail and an extractor fan. The walls are tiled to half height and the floors are tile effect laminate. There is also a feature decorative fireplace with timber surround and granite hearth. Bay window. Under floor heating.

REAR HALLWAY

Spacious rear hallway which benefits from fitted storage cupboards.

Cloakroom

White suite with a low flush W/C and wash hand basin. The walls are tiled to half height and there is laminate flooring.

SIDE ENTRANCE

Side access door providing access to the driveway. Slate flooring and one double base cupboard with laminate worktop.

Utility Room

A useful utility with one base cupboard and an integrated tumble dryer, with laminate worktops and tiled work surrounds. Single drainer stainless steel sink. Integrated washing machine and slate tiled flooring.

STUDY / BEDROOM 5

Oak effect laminate flooring and benefits from underfloor heating.

Boiler Room

Slate tile flooring and includes a wall mounted Vaillant gas boiler, water cylinder and ladder style wall mounted radiator.

Lounge

Spacious living room with patio doors providing views and access onto the rear garden. There is also an exposed brick fire recess housing a multi-fuel burning stove and having a slate hearth and timber mantel. This room also benefits from underfloor heating and open aspect access into the kitchen.

Kitchen/Diner

A luxury kitchen comprising a comprehensive range of fitted base and wall units finished in cream with granite worktops and tiled wall surrounds. The units incorporate a range of integrated appliances which include a Belfast sink, dishwasher, twin integrated fridge/freezers and a cooker recess which houses a CDA cooker with a five burner gas hob, griddle, double oven, grill and



- Four / Five double bedrooms • Self contained 'master suite' • Ample off-street parking • Double garage • Extensive gardens with an orchard • Viewing highly recommended

warming draw. Under unit lighting. Patio doors leading out to the rear gardens.

PANTRY

A useful, walk in pantry with open fronted fitted units, shelving and laminate worktops.

FIRST FLOOR MASTER SUITE

This room is currently utilised as a bedroom with a seating area with a Juliet balcony to the rear, however it would lend itself to being a self contained annexe, games room or entertainment area. The master suite comprises of the following areas:

Kitchen

Fitted base units with laminate worktops and tiled work surrounds. Composite sink and an integrated fridge. One central heating radiator. Storage cupboard with loft access.

Dressing Room

Fitted, open front hanging space and shelving. One central heating radiator.

Bathroom

White suite comprising of a corner bath, fully tiled walk in shower enclosure, wash hand basin and toilet. The walls are fully tiled and the floors are laminate effect tile. Chrome heated towel rail and extractor fan.

Double Garage

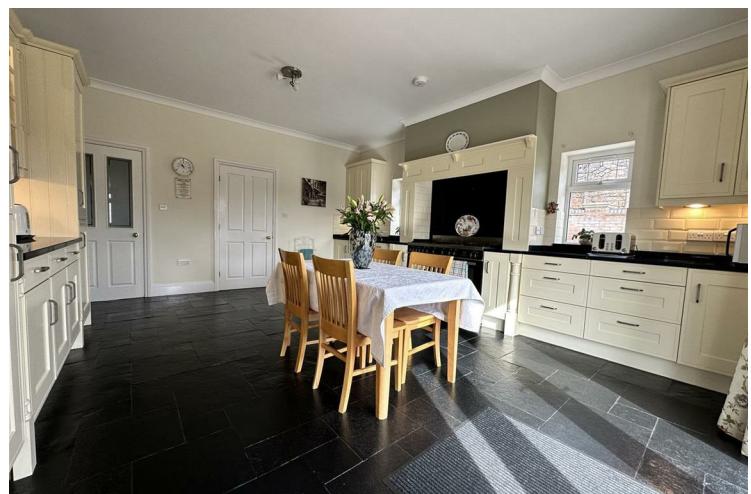
Detached double garage with twin roller shutter doors which can be operated by a remote control. The garage benefits from power and lighting alongside a side access door and stairway to the 1st floor storage.

OUTSIDE

The property occupies a substantial plot, which is accessed at the front via double timber entrance gates giving access to a long driveway leading down the side of the property to the rear and the double garage. The gardens have been designed and landscaped by the current owners and incorporate extensive lawned areas, a paved patio/entertainment area with timber pergola, vegetable garden and an orchard with a variety of fruit trees. The gardens are well stocked with a range of shrubs, plants and trees and there is many a place to stop and sit and enjoy the surroundings. In addition to the above there is also a fantastic, covered handmade bamboo gazebo with thatched roof. These beautiful gardens are absolute highlight for any garden lovers.

OUTSIDE W/C

Outdoor W/C with stone flooring, pedestal wash hand basin and low flush W/C.





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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