



Flatfields Lodge Hull Road

Howden DN14 7LP

£695,000

FREEHOLD

An exciting opportunity to acquire this newly refurbished, modern, 4 bedroom, detached bungalow together with a newly constructed garage/office building and a brick built two bay car port/store, located on the outskirts of Howden and standing as a whole in approximately 2.25 acres. The property, which has been fully refurbished to a high standard, includes a brand new oil fired central heating system, new front and rear doors, new oak panelled internal doors, new fully fitted kitchen with integrated appliances, new modern 4 piece bathroom suite and a newly constructed en-suite. Externally there is an extremely useful garage/office building with fully fitted kitchen and a shower room, which would lend itself for a variety of uses including work area, gym, entertainments room etc whilst also having the benefit for conversion into an annexe. There is also a newly constructed two bay open fronted car port/store, gardens, substantial parking areas and land. NO CHAIN.

EPC: E



- Fully refurbished modern detached bungalow
- Outskirts of Howden
- Standing in approx 2.25 acres
- Newly constructed Garage/office block

Description

An exciting opportunity to acquire this newly refurbished modern, 4 bedroom, detached bungalow together with a newly constructed garage/office building and a brick built two bay car port/store, located on the outskirts of Howden and standing as a whole in approximately 2.25 acres. The property, which has been fully refurbished includes a brand new oil fired central heating system, new front and rear doors, new oak panelled internal doors, new fully fitted kitchen with integrated appliances, new modern 4 piece bathroom suite and a newly constructed en-suite. Externally there is an extremely useful garage/office building with fully fitted kitchen and a shower room, which would lend itself for a variety of uses including work area, gym, entertainments room etc whilst also having the benefit for conversion into an annexe. There is also a newly constructed two bay open fronted car port/store, gardens, substantial parking areas and land.

The property has the benefit of oil fired central heating and UPVC double glazing and offers accommodation comprising;

Entrance Hall

uPVC entrance door. Ceramic tiled floor, wall mounted storage cupboard. One central heating radiator.

Lounge

Dual aspect with two sets of patio doors to access both the side and rear gardens. Fire recess with timber mantle housing a wood burning stove. Two central heating radiators.

Kitchen/Dining Room

Dual aspect. Having a comprehensive range of newly fitted base and wall units finished in navy with quartz worktops and upstand. The units incorporate a range of integrated appliances including,

twin 'Neff' electric ovens, Neff' microwave, full height fridge and freezer, dishwasher and a five ring ceramic hob with extractor hood over. One and half bowl stainless steel sink. Breakfast bar, inset ceiling lights. Ceramic tiled floor and one central heating radiator.

Utility Room

Range of fitted navy units with butchers block solid timber work surface, incorporating a Belfast ceramic sink with mixer tap. Walk in pantry cupboard. uPvc rear access door. Ceramic tiled flooring. Inset ceiling lights. One central heating radiator.

W.C.

White low flush w.c. Ceramic tiled floor.

Bathroom

Modern white suite comprising a contemporary bath with central mixer tap, fully tiled corner shower cubicle with waterfall shower and separate handheld attachment. Vanity wash hand basin and a low flush w.c. Ceramic tiled floor and fully tiled walls. Inset ceiling lights and a chrome heated towel rail.

Bedroom One

Front aspect. One central heating radiator.

Bedroom Two

Rear aspect. One central heating radiator.

Bedroom Three

Front aspect. One central heating radiator.

Bedroom Four

Front and side aspect. One central heating radiator. Patio doors leading out to the side.



- Newly constructed two bay open fronted carport/store
- Spacious 4 bedroom accommodation, two bathrooms.
- Planning consent on Garage/office to convert into Annexe
- Ample parking
- Septic Tank
- NO CHAIN

En-Suite

White suite comprising a fully tiled corner shower cubicle with waterfall shower and separate handheld attachment. Vanity wash hand basin and a low flush w.c. Fully tiled walls and floor. Chrome heated towel rail.

GARDENS

The property stands in substantial lawned gardens with a variety of mature trees and fruit trees. There is also an extensive gravelled driveway and parking area. Newly constructed timber double entrance gates.

Planning Consents

The property has the benefit of the following planning consent;

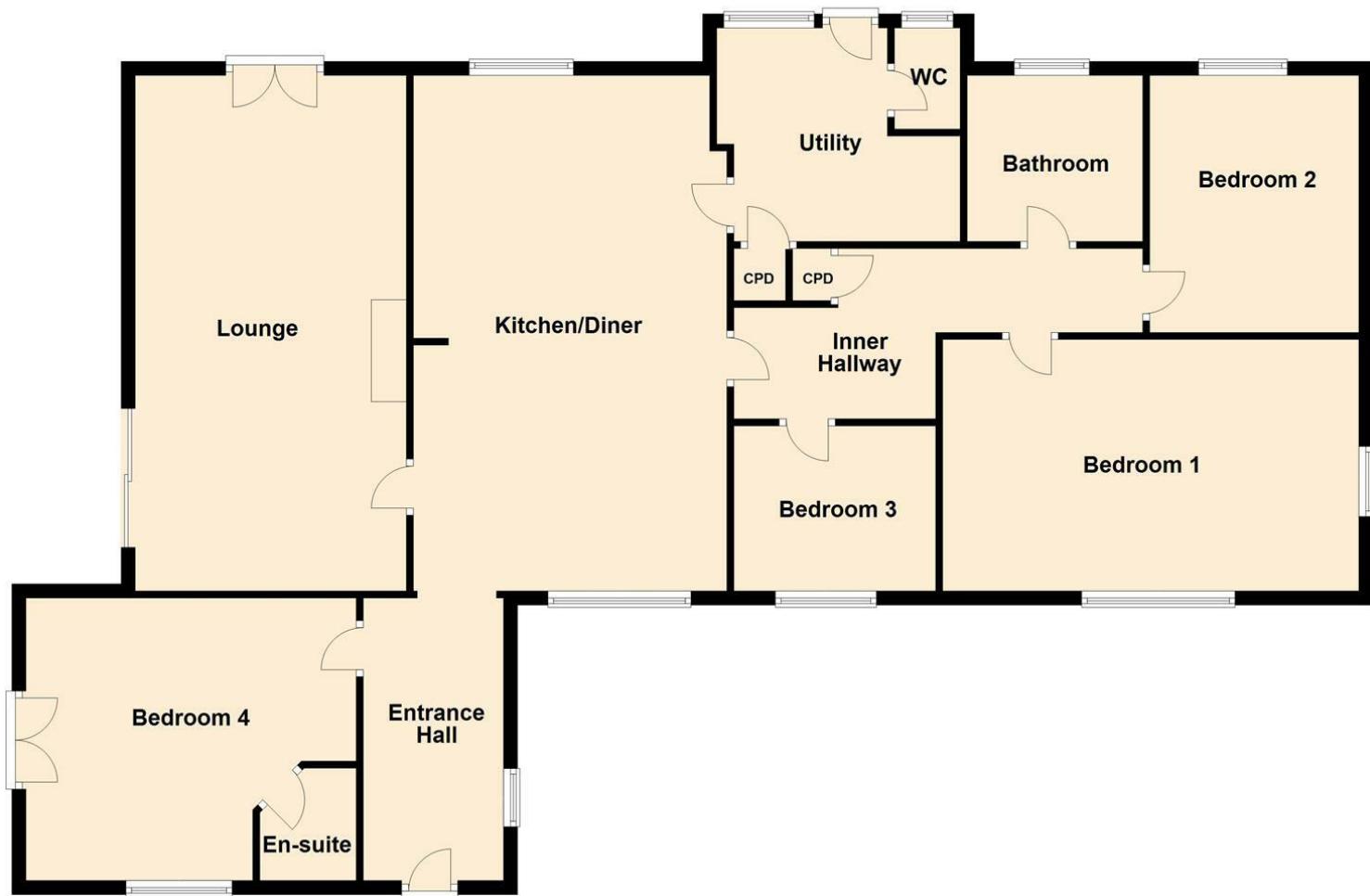
"Change of use of office, garage/store to ancillary granny annexe" in accordance with Decision No 24/00362/PLF.

SEPTIC TANK

Please note the removal of foul drainage is via a Septic Tank.



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	73
(55-68)	D	
(39-54)	E	
(21-38)	F	44
(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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