



4 Nutbrown Grove, Howden

£230,000

- Semi-Detached House
- Ground Floor WC
- 2 Allocated Parking Spaces To The Front
- EER 84 (B)
- 3 Bedrooms
- Spacious Living Room
- Delightful Rear Garden
- Family Bathroom/WC & En-Suite To Bed. 1
- Impressive Open Plan Kitchen/Diner
- Overlooking Landscaped Public Open Space To Front

A beautifully presented three-bedroom semi-detached home, offering contemporary living in a prominent position within a desirable modern development.

Built in 2021 by Ashberry Homes—a reputable national developer with over 40 years of experience—this property is a fine example of their popular 'Heather' design. Characterised by its distinctive grey-framed windows, this classic three-bedroom semi is ideal for modern family life.

Step inside through a stylish uPVC composite front door into a welcoming entrance lobby, complete with a convenient ground floor WC and internal door leading to the main living space.

To the front of the property, the living room offers a spacious and comfortable area, well-suited for a full range of lounge furniture. Finished with oak-effect LVT flooring, modern décor, and a double-glazed casement window, this room is both light and inviting.

A turned staircase leads from the lounge to the first floor, accompanied by a useful understairs storage cupboard, perfect for everyday essentials.

At the rear of the property lies the impressive open-plan kitchen and dining area, fitted with a sleek range of white gloss units and oak-effect laminate worktops. The kitchen is fully equipped with an integrated electric oven, four-ring gas hob with extractor hood, and a stainless steel sink with drainer. There is ample space for dining, enhanced by recessed spotlights, contemporary finishes, and French doors that open out to the rear garden—ideal for entertaining or enjoying the outdoors.

Ascending to the first floor, a central landing provides access to three generously sized double bedrooms, each featuring a double-glazed window and central heating radiator for year-round comfort. The principal bedroom is enhanced by its own en-suite shower room.

The interior layout is completed by a beautifully appointed family bathroom, comprising a panelled bath with overhead shower attachment, pedestal hand wash basin and low flush WC, all set beneath sleek recessed spotlights for a modern finish.

Externally, the property enjoys a prime position overlooking landscaped public open space and the park, creating a pleasant outlook and a sense of openness within the development.

The property is approached via a private driveway, offering off-street parking for two vehicles to the front. A side gate provides secure access to the rear garden, ensuring both convenience and privacy.

Since purchasing the home, the current owners have thoughtfully enhanced the rear garden, creating an attractive and functional outdoor space. Improvements include the addition of an extended patio area at the end of the garden, connected by a neatly laid pathway, along with newly planted shrubs, trees, and a lawn, combining to create a beautifully landscaped setting—ideal for relaxing or entertaining.

The property is connected to all main services and is still covered by the remainder of the 10-year new home warranty, with approximately five and a half years remaining—offering peace of mind for the next owners. Viewings are highly recommended and strictly by appointment only.

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1600* Mbps download speed

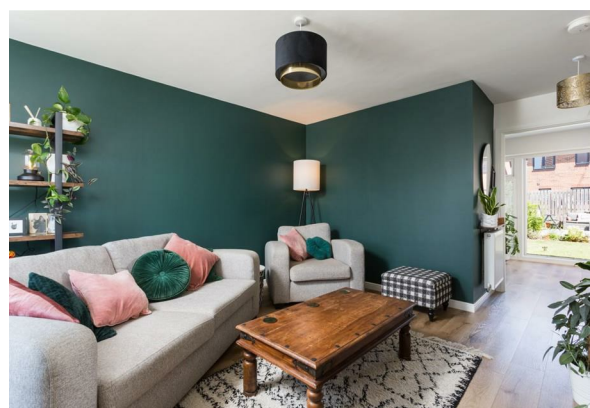
EPC Rating: 84 (B)

Council Tax: East Riding of Yorkshire Band C

Current Planning Permission: No current valid planning permissions

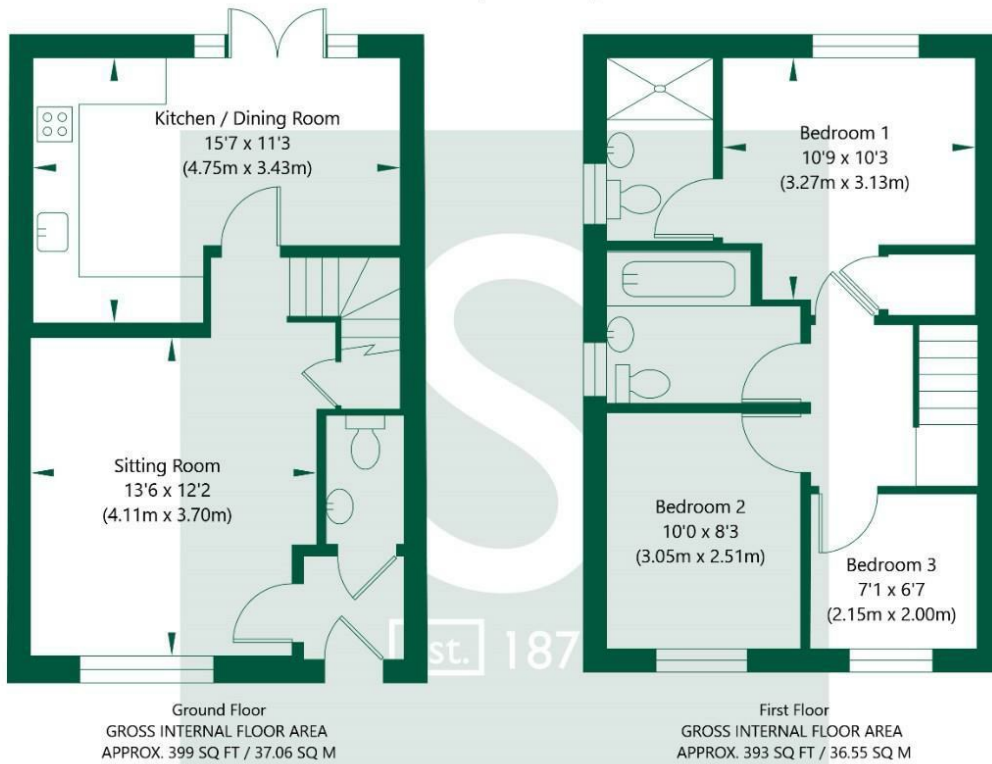
Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01757 706707

*Download speeds vary by broadband providers so please check with them before purchasing.

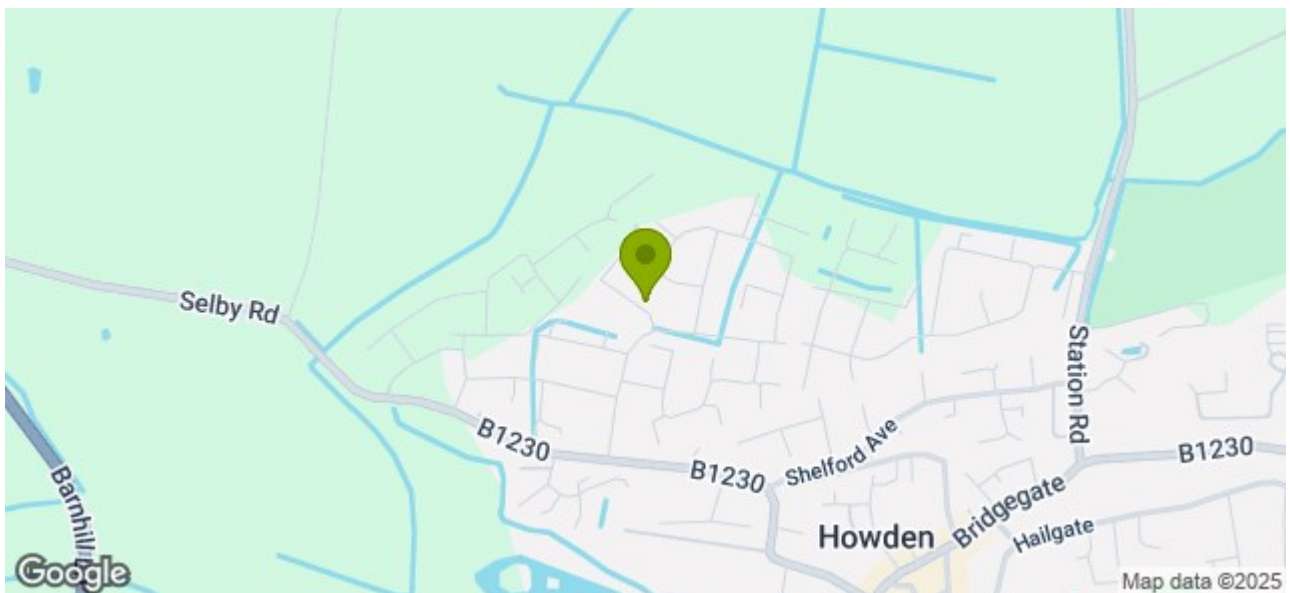




Nutbrown Grove, Howden, DN14 7ZS



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 792 SQ FT / 73.61 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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