



Day & Co  
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- 4 BED DETACHED HOUSE
- DISTANT VIEWS
- VIEWING ADVISED

- + 1 BED SELF CONTAINED ANNEX
- TRIPLE GARAGE, AMPLE PARKING
- AWAITING EPC

## SUMMARY

\*\* 4 BED DETACHED HOUSE + 1 BED SELF CONTAINED ANNEX, DISTANT VIEWS, TRIPLE GARAGE, AMPLE PARKING FOR MULTIPLE VEHICLES, VIEWING ADVISED, AWAITING EPC \*\*

## FULL DESCRIPTION

"Howden" is proudly situated in an elevated position on Ferncliffe Drive. This elegant four double bedroomed detached home has the added benefit of a one bedroom self contained annex (EPC Rating C) to the rear with storage room above and an attached triple garage. This character property is believed to have been originally constructed in the early 1900's and an internal viewing is advised. In brief the house accommodation comprises -

Ground Floor - Entrance Porch with stained glass window, Inner Hallway, Living Room with bay window to the front, side window, Dining Room with bay window to the side, Dining Kitchen having a range of fitted wall and base units, counter worktops, sink, windows to the side and rear, Double Bedroom to the front with bay window, Double Bedroom to the rear (currently used as a study) with bay window, Bathroom comprising of a rectangular bath, shower cubicle, w.c., wash basin, side window.

Cellar

First Floor - Landing, Double Bedroom with side and roof window, recess cupboards and access to a loft storage room with window, Double Bedroom with built in wardrobes, side window and roof window to the rear, Bathroom comprising of a bath, w.c., wash basin, roof window.

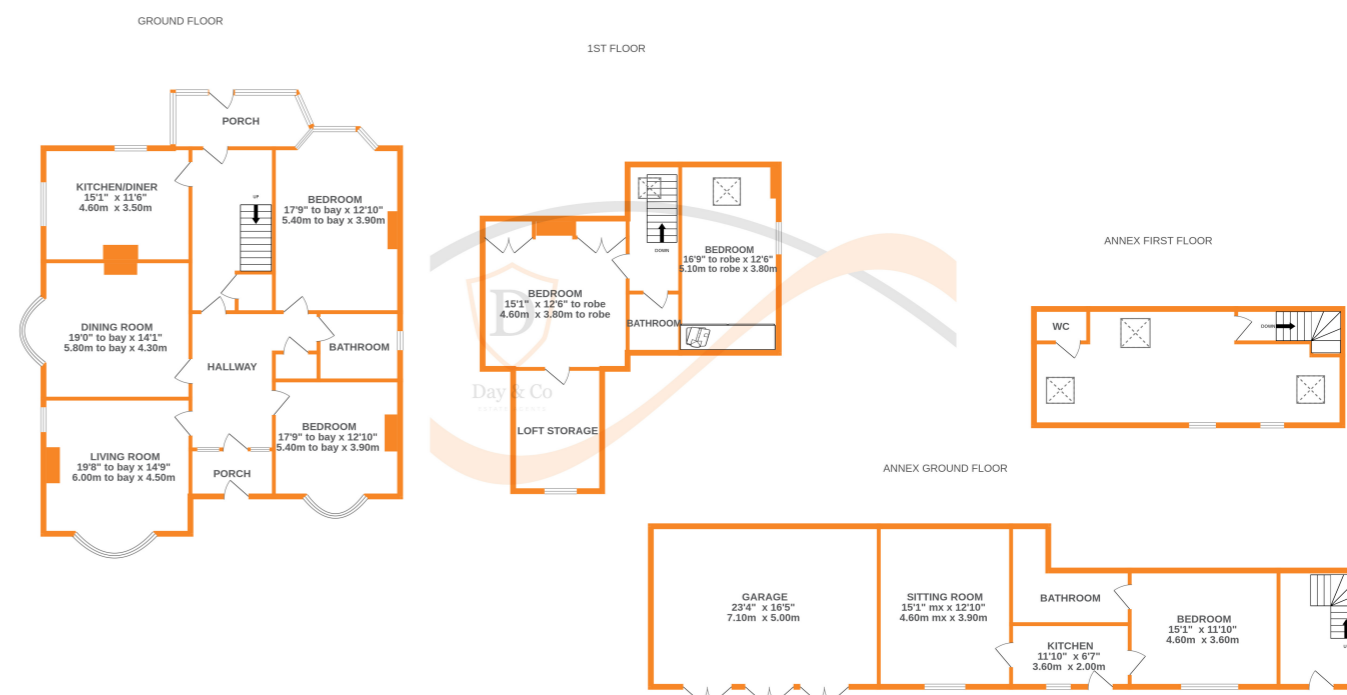
Annex Comprises -

Modern fitted Kitchen with a range of wall and base units, worktops, sink, window to the front and entrance door, Sitting Room with window to the front elevation, Double Bedroom with window to the front, Bathroom comprising of a modern suite with bath, w.c., wash basin. Seperate Entrance with lobby and stairs to the first floor currently used as a spacious storage room with w.c.

Outside - Sweeping driveway leading up to a parking area and then up to the rear of the property, triple garage attached to the annex, attractive gardens to the front with patio, lawn and border/rockery areas. Distant views.

Gas Central Heating & Double Glazing.

Awaiting EPC For the house



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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