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Home Acre, Little Houghton, NN7 1AG

£650,000 Detached

 4  3  2



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

Home Acre is a small collection of houses within the village of Little Houghton where you'll find this well-presented four bedroom detached home constructed from beautiful sandstone in 1996.

Features & Utilities

- ✓ Prestigious Village
- ✓ Four Bedrooms
- ✓ Detached House
- ✓ Well Presented
- ✓ Private Manicured Gardens
- ✓ Two En-Suites
- ✓ Off Road Parking
- ✓ Double Garage

Property Overview

Entering into the property you are welcomed by the entrance hall with access to all ground floor rooms which includes the cloakroom, dual aspect sitting room with French doors opening onto the beautiful garden. Double doors lead from the sitting room into the dining, again with French doors to the garden. The kitchen is fully fitted with a double oven, fridge, freezer, electric hob and dishwasher. French doors lead out to a courtyard and there is access to the utility room which has a courtesy door into the garage.

To the first floor is a bright landing with central window and access to all bedrooms. The principal bedroom has fitted wardrobes, views over the garden and an en-suite bathroom. The second bedroom is generous in size and also benefits from fitted wardrobes, en-suite shower room and views over the garden. The third bedroom is double in size and the fourth is a well proportioned single / study with fitted wardrobes.

Outside to the front is a block paved driveway, double garage and bedded borders. The private rear garden has been beautifully landscaped with a large sandstone patio, lawn with central gravel path and mature bedded borders. At the end of the garden is a second patio area and to the side is a decked southerly facing courtyard.

EPC Rating D. Council Tax Band G.

GROUND FLOOR

ENTRANCE HALL

CLOAKROOM

SITTING ROOM

DINING ROOM

KITCHEN / BREAKFAST ROOM

UTILITY ROOM

FIRST FLOOR

LANDING

BEDROOM ONE (EN-SUITE)

BEDROOM TWO (EN-SUITE)

BEDROOM THREE

BEDROOM FOUR

BATHROOM

OUTSIDE

FRONT GARDEN

DOUBLE GARAGE

REAR GARDEN

MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

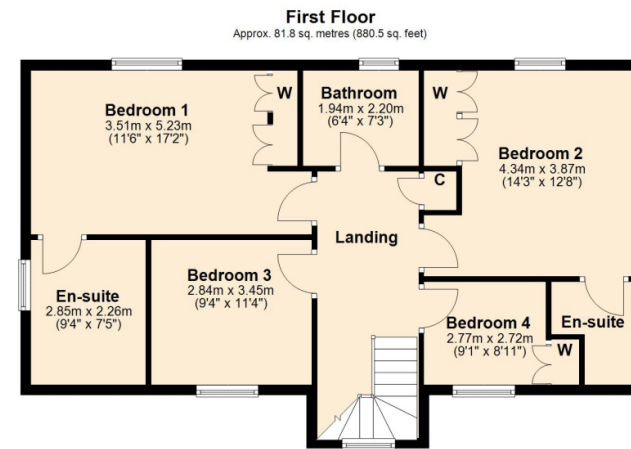
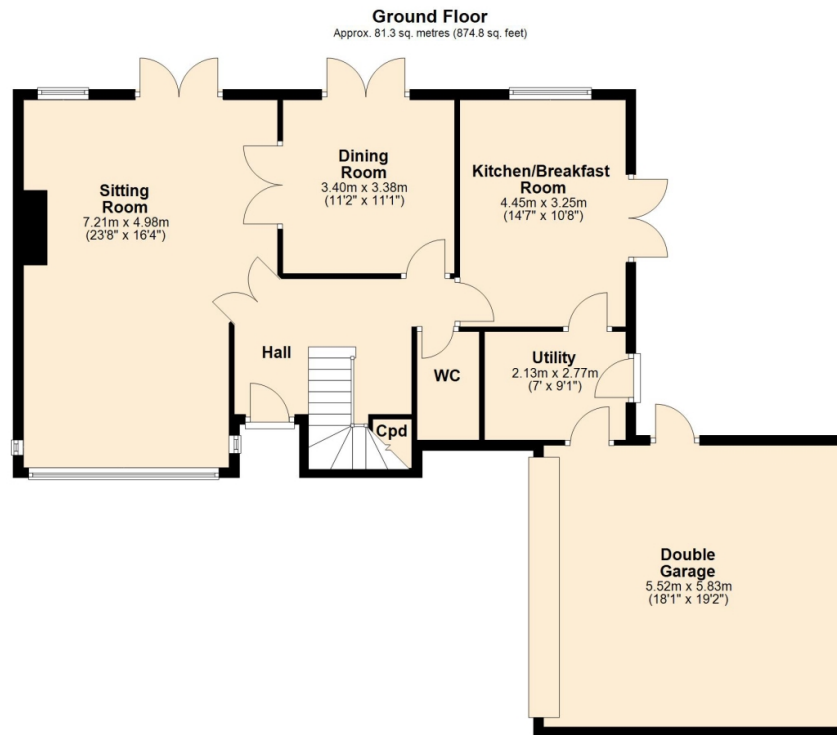
Council Tax – Band G

EPC Rating – D
Electricity Supply – Mains
Gas Supply – Mains
Water Supply – Mains
Sewerage Supply – Mains
Broadband Supply – Ask Agent
Mobile Coverage – Depends on provider
Heating – Gas Central Heating
Parking – Double Garage
EV Charging – Ask Agent
Accessibility – Ask Agent
Coastal Erosion Risk – Ask Agent
Flood Risks – Has not flooded in the last 5 years
Mining Risks – Ask Agent
Restrictions – Ask Agent
Obligations – Ask Agent
Rights and Easements – Ask Agent

AGENTS NOTES

i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

Floorplan



Total area: approx. 163.1 sq. metres (1755.3 sq. feet)



Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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