



41 Fox Howe, Coulby Newham



Guide Price £180,000 - £190,000





## 41 Fox Howe, Coulby Newham

Offers Invited Between £180,000 and £190,000

Nestled in a cul-de-sac, this impressive three-bedroom detached property offers of modern living. The spacious accommodation is spread across two floors and features a contemporary interior throughout. On the ground floor, you are welcomed into the property through the entrance hall leading to a generously sized lounge, perfect for family gatherings or relaxation. The heart of the home lies within the spacious kitchen/diner, providing a sleek and stylish space for cooking and dining. Upstairs, the landing leads to a well-appointed bathroom and three comfortable bedrooms, offering a peaceful retreat after a long day.

The outdoor space is equally inviting, with a large driveway and garage providing ample parking for multiple vehicles. The private rear garden is a true gem, offering a tranquil escape from the hustle and bustle of every-day life. A shed in the garden has been cleverly converted into a home office, providing the perfect space for remote work or creative pursuits. UPVC double glazing and gas central heating ensure that this property is not only beautiful but also efficient and cost-effective. This home is perfect for those seeking a contemporary lifestyle in a peaceful location, offering a balance of indoor comfort and outdoor serenity.

*While we have made efforts to ensure the accuracy of the information provided in our sales particulars, please note that we have gathered this information from the seller. Should you require further details or clarification on any specific matter, we kindly request you to contact our office where we are ready to gather evidence or conduct further investigations on your behalf.*

*It is important to note that Northgate has not tested any of the services, appliances, or equipment within this property. Therefore, we strongly recommend that prospective buyers arrange for their independent surveys or service reports before finalising the purchase of the property.*



**Entrance Hall**

**Lounge**

17' 3" x 11' 8" (5.26m x 3.55m)

**Kitchen/Diner**

10' 7" x 14' 10" (3.22m x 4.53m)

**Landing**

10' 0" x 5' 9" (3.06m x 1.76m)

**Bathroom**

6' 5" x 5' 9" (1.95m x 1.76m)

**Bedroom One**

14' 10" x 8' 9" (4.51m x 2.67m)

**Bedroom Two**

11' 5" x 8' 8" (3.47m x 2.65m)

**Bedroom Three**

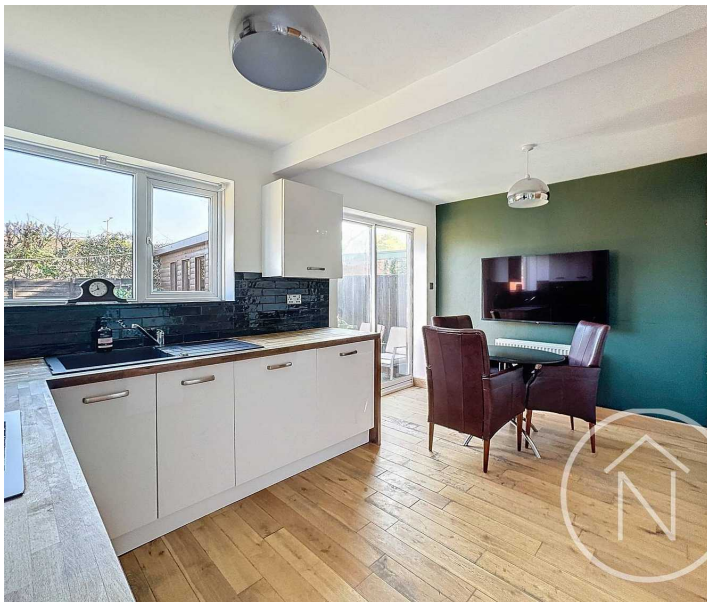
9' 4" x 5' 9" (2.85m x 1.76m)

Council Tax band: C

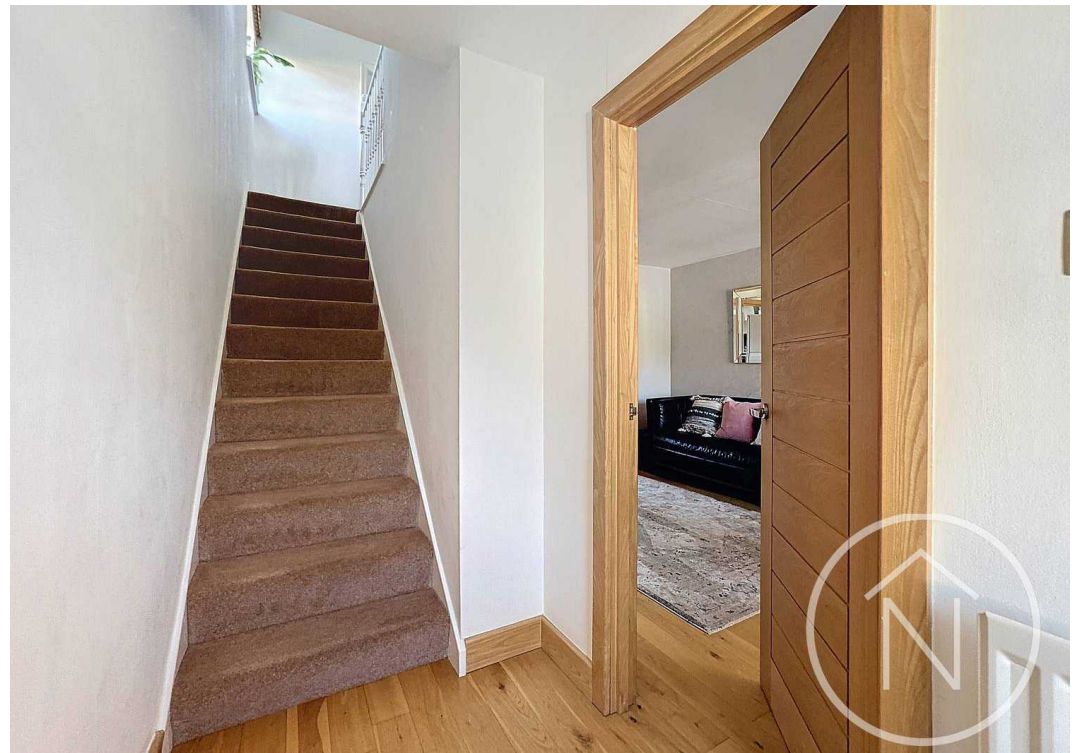
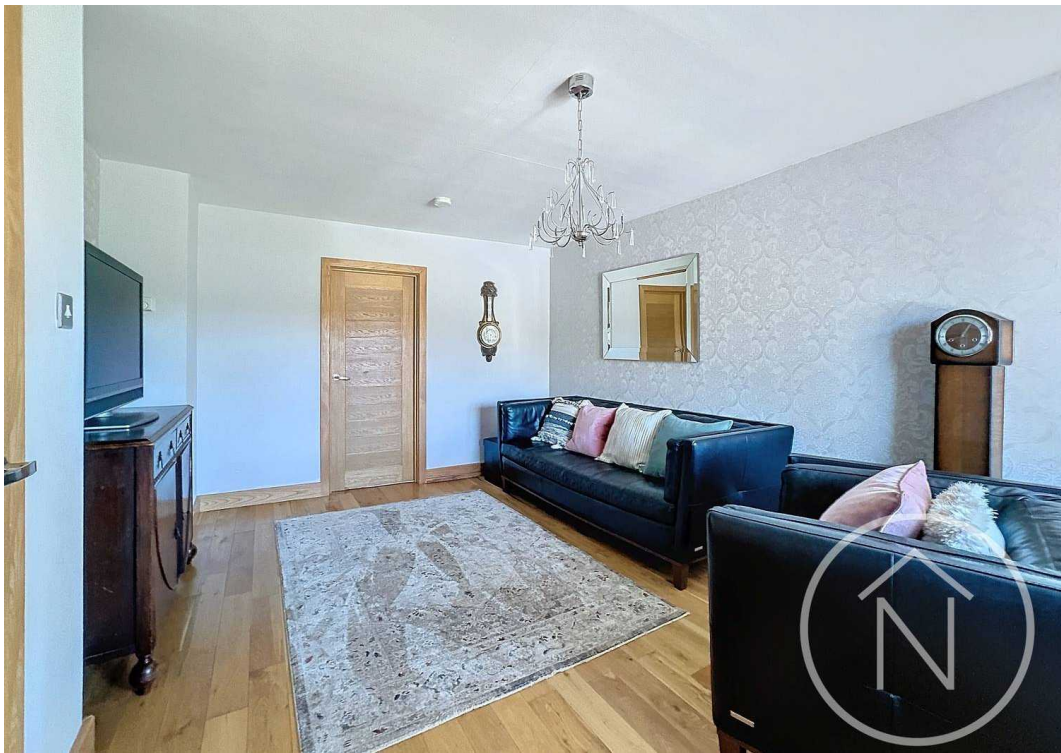
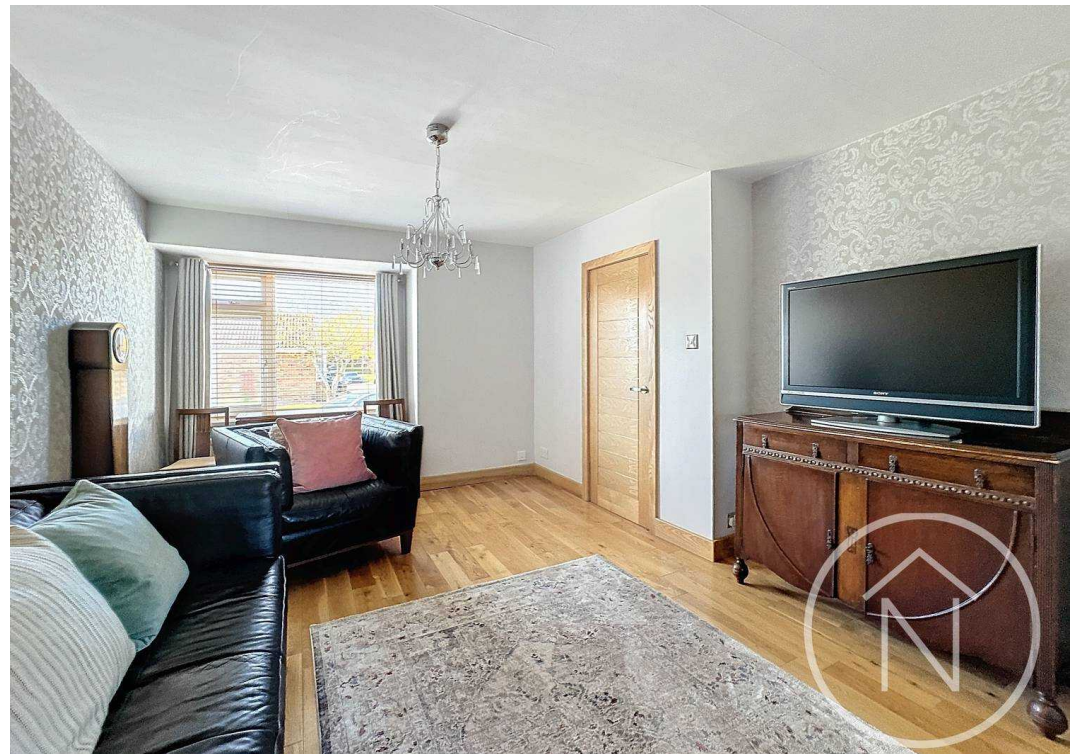
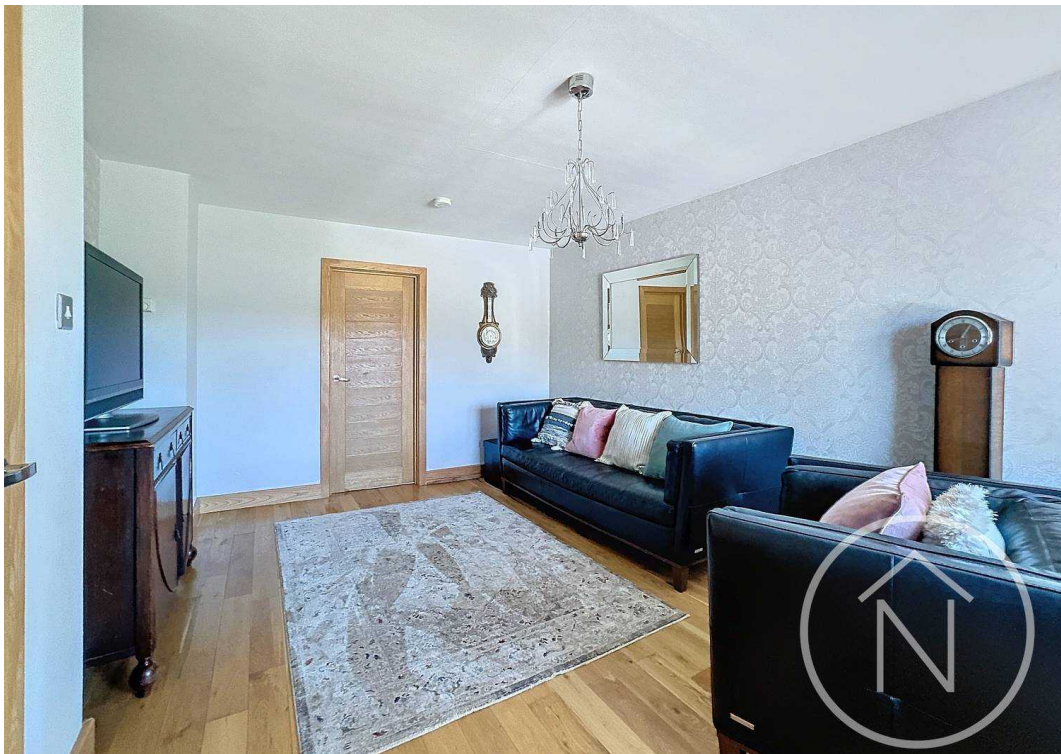
Tenure: Freehold

EPC Energy Efficiency Rating: D

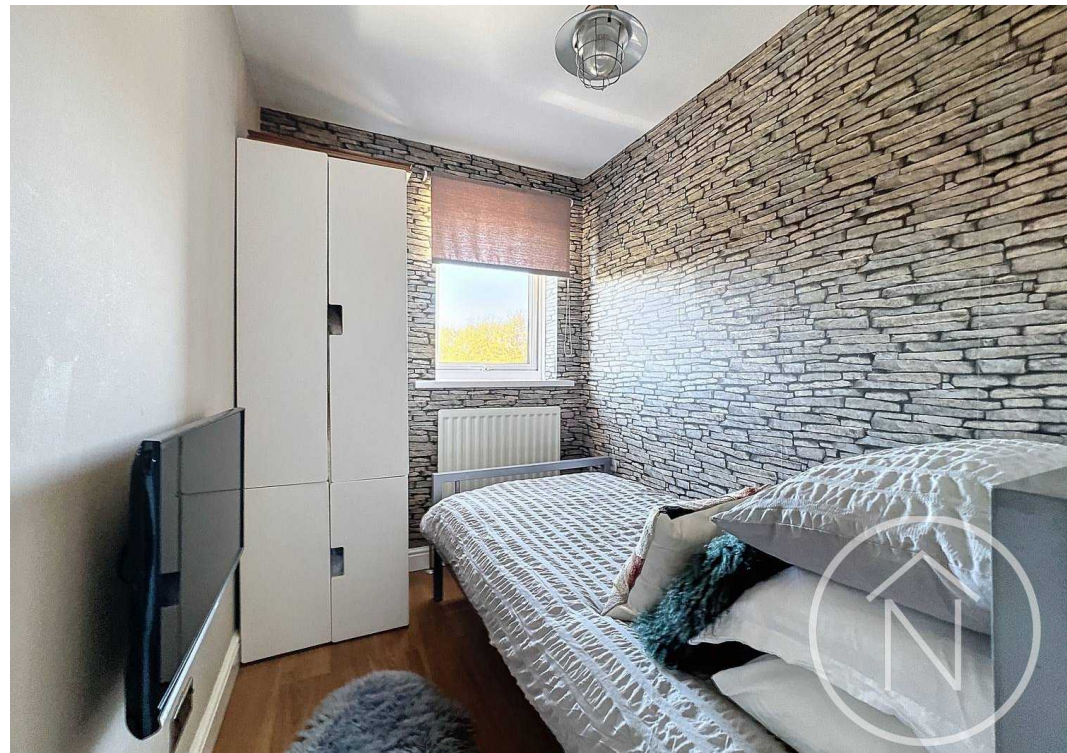
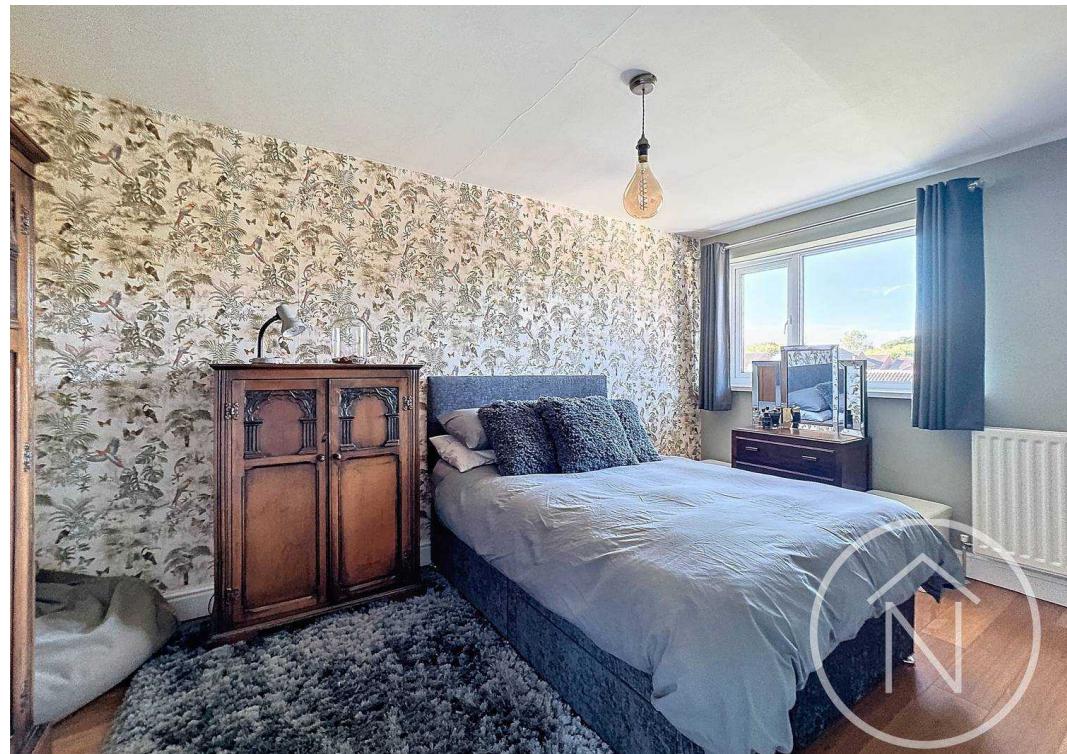
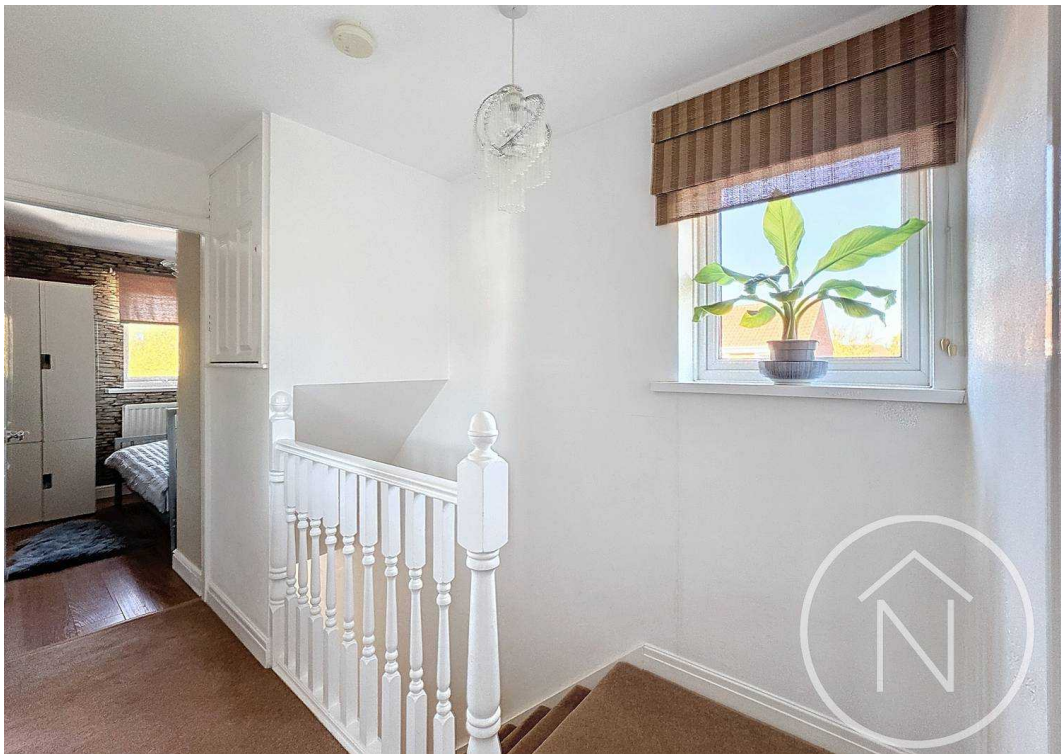
EPC Environmental Impact Rating: D



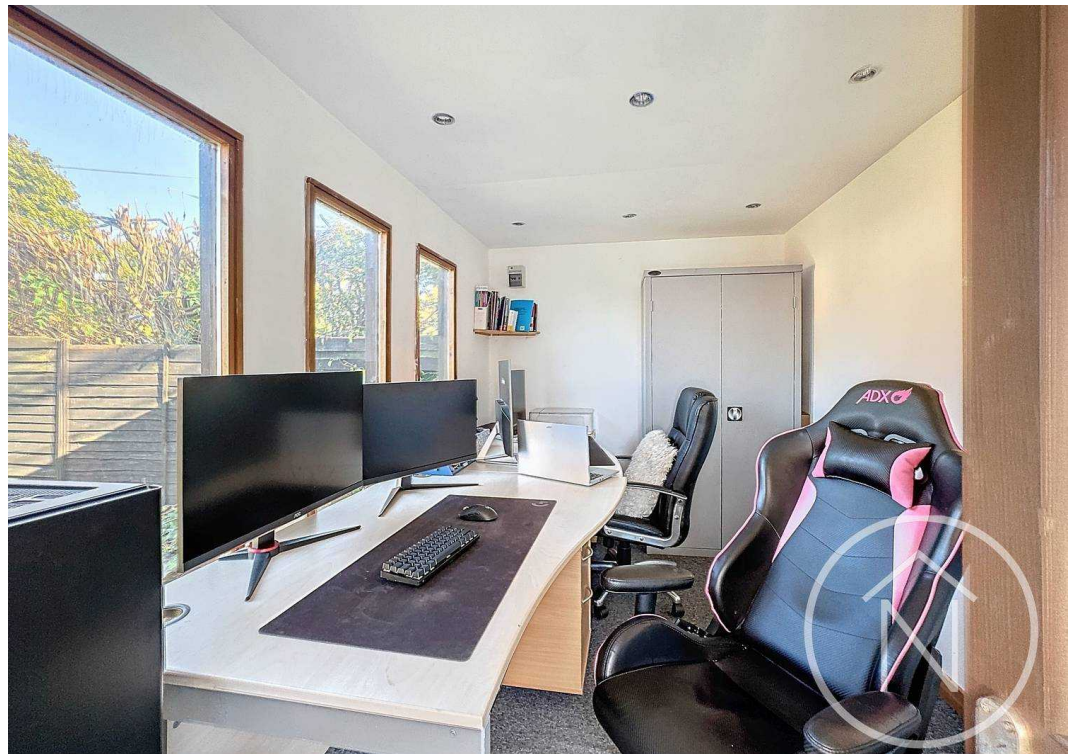
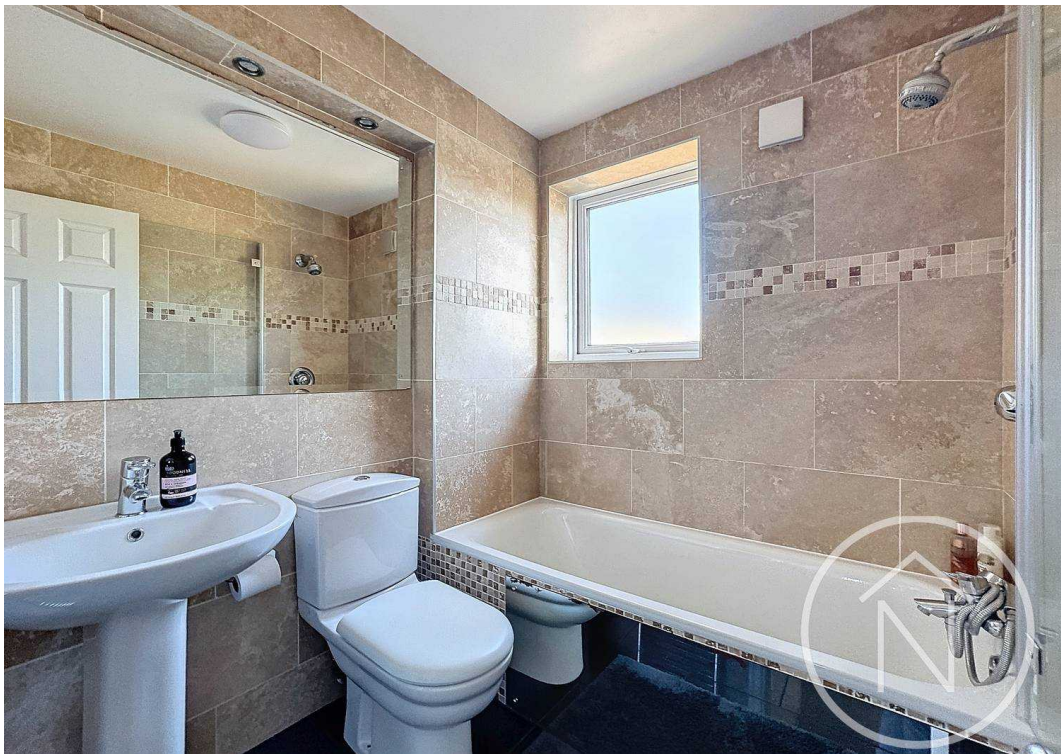








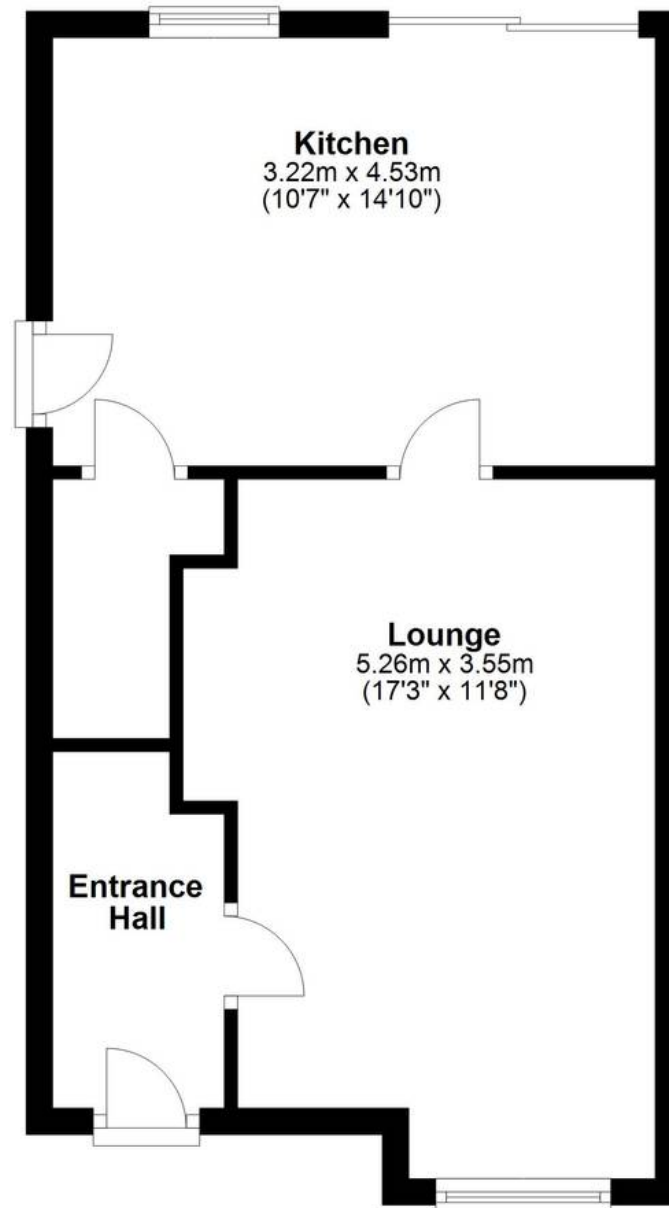






## Ground Floor

Approx. 37.6 sq. metres (404.7 sq. feet)



**Kitchen**  
3.22m x 4.53m  
(10'7" x 14'10")

**Lounge**  
5.26m x 3.55m  
(17'3" x 11'8")

**Entrance  
Hall**

Total area: approx. 74.1 sq. metres (797.9 sq. feet)

floor plan(s) by Northgate<sup>2</sup> for illustration purpose only all measurements are approximate.  
Plan produced using PlanUp.





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