



5 The Villas, Great Hatfield HU11 4UT
£169,950

- Three double bedrooms
- Generous sized garden
- Air source heat pump plus wood burning stove
- Popular village location
- No onward chain
- Parking for several vehicles
- EPC - D

A beautifully laid out and light, bright and airy family house having the benefit and flexibility of three double bedrooms and two reception rooms. Boasting an air source heat pump and a log burning stove in the living room, the property benefits from a modern kitchen and bathroom. The property occupies a generous sized plot with a great sized rear garden. The property also has a generous frontage with ample space for several vehicles.

LOCATION

The property is located on Main Street in the village of Great Hatfield which lies 3.5 miles to the south west of Hornsea. With a superb rural feel, the property benefits from the broad array of amenities on offer in Hornsea and of course the proximity to the coast.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

10'7 x 6'2 (3.23m x 1.88m)
uPVC glass panel door with window to side elevation, stairs to the first floor accommodation with understairs cupboard.

LIVING ROOM

13'7 x 11'7 (4.14m x 3.53m)
A very well proportioned room with bay window to the front elevation. A newly fitted wood burning stove sits in a fireplace with granite hearth and oak mantle above.

DINING ROOM

11'5 x 11'4 (3.48m x 3.45m)
Offering great flexibility of use and could be a further sitting room, with window overlooking the rear garden.

KITCHEN

12'3 x 8'1 max (3.73m x 2.46m max)
Offering a range of wall and base storage units with cream fronts and modern laminate worksurfaces with matching upstand. Slide-out space for electric hob with oven and extractor over, space for under-counter fridge and washing machine, stainless steel sink and drainer. Window to the rear elevation and large pantry which has a window to the side elevation. A uPVC glass panel door opens to the side of the property.

FIRST FLOOR

LANDING

Window to the side elevation and access to the loft.

BEDROOM 1

13'1 x 11'7 (3.99m x 3.53m)
A double bedroom with built-in airing cupboard housing the hot water tank and additional electric water heater.

BEDROOM 2

11'9 x 10'6 max (3.58m x 3.20m max)
Walk-in bay window to the front elevation.

BEDROOM 3

9'4 x 8'3 (2.84m x 2.51m)
Window to the front elevation, painted wooden flooring, built-in storage cupboard.

BATHROOM

6'10 x 5'6 (2.08m x 1.68m)
Three piece sanitary suite comprising pedestal hand wash basin, low level WC and panelled bath. Towel rail and obscure window to the rear aspect.

OUTSIDE

The property is set well back from the road with a large area of lawn and a part concrete drive providing ample parking for a number of cars. A timber gate provides access to the side of the property where there is the door to the kitchen and two brick stores. In addition to this there is an outside toilet.

The rear garden is of a generous size and mainly laid to lawn. A gravelled area has a greenhouse adjacent and the property benefits from a fenced boundary with a number of mature shrubs and trees. The rear boundary backs onto open fields.

SERVICES

Mains water, drainage and electricity are available or connected to the property.

HEATING

The property benefits from an air source heat pump with an additional wood burning stove and electric immersion tank.

DOUBLE GLAZING

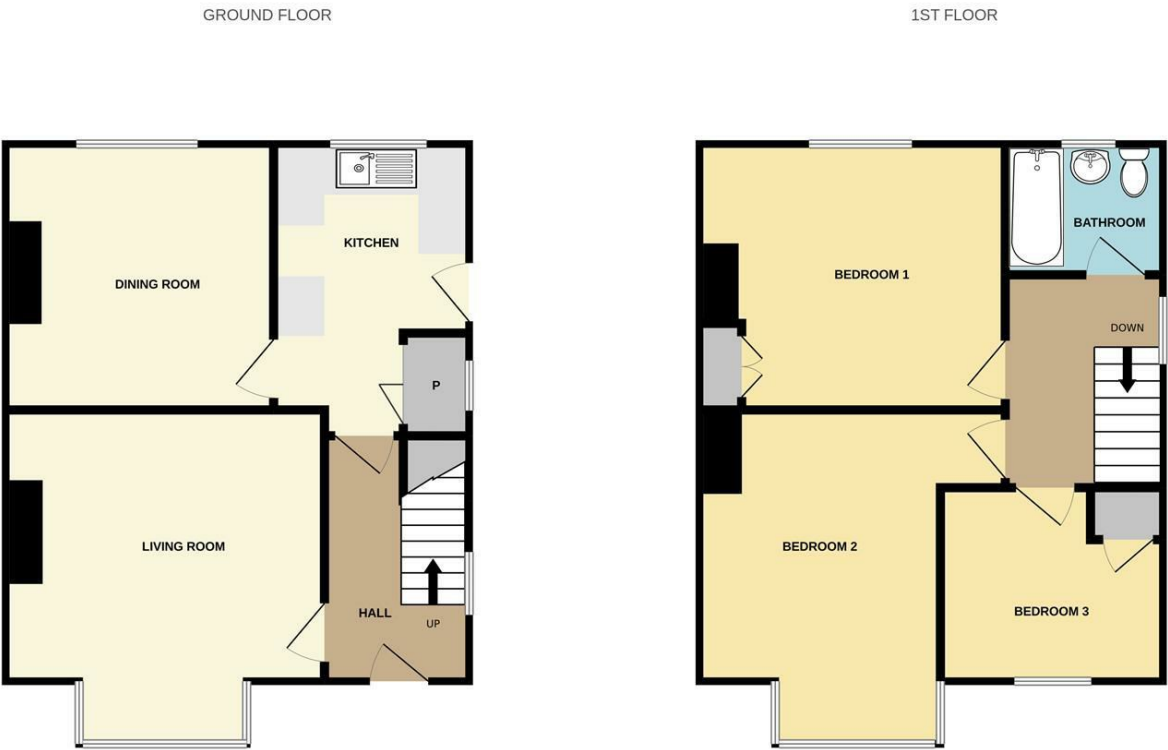
The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

EPC RATING

For full details of the EPC rating of this property please contact our office.



VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

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