



**4 Derwent Close, Hornsea HU18 1HD**  
**£325,000**

- Stunning Property
- Beautifully Maintained & Presented Throughout
- 23ft Dining Kitchen
- 22ft Lounge
- Ground Floor Bedroom with En-Suite
- Two Double Bedrooms & Bathroom to First Floor
- 60ft Parking Drive
- Car Port & Garage
- Superb Gardens
- Energy Rating - TBC

An outstanding detached home that simply must be viewed! The accommodation is beautifully appointed throughout with a super 23ft dining kitchen, 22ft lounge, ground floor bedroom with en-suite and two double first floor bedrooms and bathroom/w.c. The property is set in a good sized plot with well tended attractive gardens, a 60ft block paved parking drive, car port and a garage.

ONLY NEEDS TO BE SEEN - SUPERBLY APPOINTED THROUGHOUT

#### LOCATION

This property enjoys a pleasant cul-de-sac location on Derwent Close which leads off Ambaston Road from Ashcourt Drive on the northern side of the town.

Hornsea is a small East Yorkshire coastal town which has a resident population of a little over 8,000. The town offers a good range of local amenities including a range of shops, bistros and restaurants, schooling for all ages and a host of recreational facilities including sailing and fishing on Hornsea Mere, as well as the beach and seaside amenities, a leisure centre refurbished in 2020 and an 18 hole golf course. The town is also well known for the Hornsea Freeport, a large out of town retail shopping village and leisure park. The town lies within 18 miles drive of the city of Hull, 13 miles of the market town of Beverley and about 25 miles from the M62.

#### ACCOMMODATION

The accommodation benefits from a recently upgraded heating system consisting of an A+ rated Ideal central heating boiler (8 years warranty remaining), upgraded modern radiators and a

portable wireless room stat. Replacement A rated UPVC frames and windows to the majority of the home, cavity wall & loft insulation and UPVC fascias and soffits and is arranged on two floors as follows;

#### ENTRANCE HALL

9'9" narrowing to 6'6" x 11'9" overall (2.97m narrowing to 1.98m x 3.58m overall)

With a UPVC front entrance door and matching side panels, high gloss laminate flooring, staircase leading off with a feature polished chrome balustrade, downlighting to the ceiling, understairs cupboard and one central heating radiator.

#### CLOAKS/W.C.

2'6" x 6'4" (0.76m x 1.93m)

With high gloss laminate flooring, pedestal wash hand basin with a tiled splashback, low level W.C. and one central heating radiator.

#### LOUNGE

22'1" x 16'10" narrowing to 10'10" overall (6.73m x 5.13m narrowing to 3.30m overall)

With a remote controlled electric fire set in a surround, ceiling cove, dual aspect windows to the front and side and two central heating radiators.

#### DINING KITCHEN

11'10" narrowing to 9'9" x 23'10" (3.61m narrowing to 2.97m x 7.26m)

With an extensive range of fitted base and wall units incorporating contrasting work surfaces with a ceramic sink unit and a built in Samsung oven with split level induction hob and cooker hood over, washing machine, fridge freezer, integrated dishwasher, tiled splashbacks, woodgrain effect laminate flooring, downlighting to the ceiling, a wood burning stove set on a glass hearth, double French doors leading to the rear garden and one central heating radiator.

#### BEDROOM 3

13'1" x 10' (3.99m x 3.05m)

Currently used as a sitting room with dual aspect windows overlooking the rear garden, one central heating radiator and doorway to:

#### EN-SUITE SHOWER ROOM/W.C.

9'9" x 7'11" (2.97m x 2.41m)

With an independent corner shower cubicle, pedestal wash hand basin, low level W.C., fitted base units, woodgrain effect laminate floor covering and one central heating radiator.

#### FIRST FLOOR

#### LANDING

With full height fitted wardrobes along one wall incorporating sliding fronts and doorways to:

#### BEDROOM 1 (REAR)

13'11" x 14'7" (4.24m x 4.45m)

With two under eaves storage cupboards, downlighting to the ceiling and three windows make this a light and airy room and central heating radiator.

#### BEDROOM 2 (FRONT)

13'10" x 11'1" (4.22m x 3.38m)

With an under eaves storage cupboards, downlighting to the ceiling, dual aspect windows giving a light and airy feel to this room and one central heating radiator.

#### BATHROOM/W.C.

8'4" x 4'9" (2.54m x 1.45m)

With a panelled bath incorporating a shower over and screen above, vanity unit housing the wash hand basin, low level W.C, a feature column radiator, downlighting to the ceiling and full height tiling to the walls.

#### OUTSIDE

The property fronts onto a lawned foregarden with ornamental borders and a 60ft block paved parking drive leads alongside the property to a substantial car port and a single on-built garage with up and over main door, rear personal door, power and light laid on.

To the rear is a particularly attractive good sized garden which has been well tended and incorporates well stocked borders, paved patio areas and a good sized lawn with a mainly fenced surround. There is also extensive external security lighting and auto lights along with an outside cold water tap and a timber built garden store.

#### COUNCIL TAX BAND: D

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.