

Road Map



Hybrid Map



Terrain Map



Floor Plan

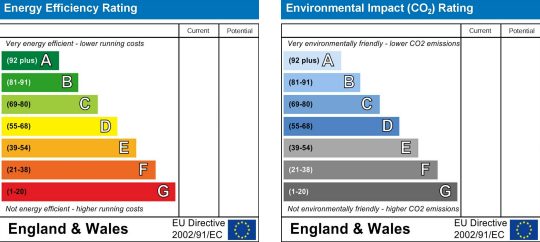


Viewing

Please contact our Q & C Hornsea Office on 01964 537123 if you wish to arrange a viewing appointment for this property or require further information.

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.

Energy Efficiency Graph



Plot 52 Mere View Meadows, Hull Road, Hornsea HU18  
£355,000

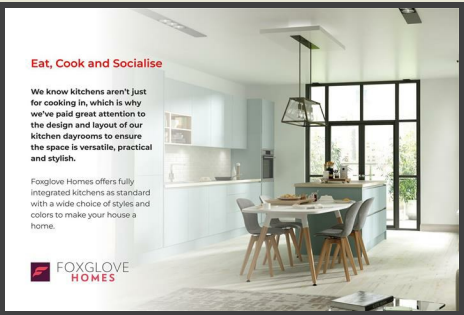




# Plot 52 Mere View Meadows, Hull Road

Hornsea HU18 1RW

£355,000



## THE VIOLET

A spacious hallway greets you as you enter The Violet. The focal point of the plush living room is a beautiful double bay window which fills the room with natural light. The state-of-the-art island kitchen is set within an airy open-plan dayroom which has bi-folding doors spanning the full width of the room leading out to the large rear garden. A separate utility, WC, and large storage cupboard complete the downstairs.

Upstairs is pure opulence! The impressive master suite comprises a walk-through dressing area and deluxe en-suite. Three further double bedrooms and a large contemporary family bathroom complete the first floor.

## LOCATION

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

### LOUNGE

13'9" x 12'1" (4.2 x 3.7)

### KITCHEN/DAY ROOM

15'1" x 18'8" (4.6 x 5.7)

### UTILITY ROOM

5'10" x 6'2" (1.8 x 1.9)

### FIRST FLOOR

### MASTER BEDROOM

10'5" x 12'1" (3.2 x 3.7)

### DRESSING ROOM

4'11" x 8'6" (1.5 x 2.6)

### EN-SUITE

3'11" x 8'6" (1.2 x 2.6)

### SECOND BEDROOM

13'1" x 10'2" (4 x 3.1)

### THIRD BEDROOM

8'6" x 11'9" (2.6 x 3.6)

### FOURTH BEDROOM

12'5" x 10'2" (3.8 x 3.1)

### BATHROOM

9'2" x 10'2" (2.8 x 3.1)

### OUTSIDE

Integral garage, parking and rear garden.

### Luxury Bathrooms

Our homes boast luxurious bathroom and en-suites with our fully-tiled approach resulting in a clean, elegant, and timeless look.

Thanks to their functionality and intricate design, the ceramic tiles achieve excellent results as a surface in terms of aesthetics and functionality.



MERE VIEW  
MEADOWS  
HULL ROAD, HORNSEA

HOMES WITH PERSONALITY



### Specifications

At Foxglove Homes we delight in giving you more home for your money with unrivalled high specification features included as 'standard'. Of course, our aim is to give you the home of your dreams so when it comes to your personalisation meeting, we'll endeavour to accommodate additionally costed requirements, from solid workspaces to fitted wardrobes.

#### INTERNAL FINISHES

- Ceilings and walls - flat skim finish and matt emulsion paint
- Contemporary square skirting and architrave with white satin finish
- Contemporary heavyweight oak doors
- Brushed chrome lever furniture and fittings
- Feature staircase with white satin paint

#### KITCHEN

- Luxury kitchens by Moores from their Definitive Vita or Kensington range
- Choice of laminate worksurfaces
- Stainless steel bowl sink and mixer tap
- AEG built-in oven
- AEG built-in microwave
- AEG ceramic hob
- Integrated dishwasher
- Integrated extraction hood
- Integrated fridge freezer

#### UTILITY

- Cupboards and worktop to match kitchen choice
- Space for washing machine and dryer

#### BATHROOM AND EN-SUITE

- White sanitaryware suites
- Vanity unit in bathrooms & en-suites
- Mixer taps
- Thermatically controlled shower
- Low profile shower trays

#### BI-FOLDS

- Powder coated aluminium bi-fold doors to rear

#### TILING

- Fully-tiled en-suites and bathrooms
- WC half-tiled to all walls, fully tiled floors

#### PLUMBING AND HEATING

- Full gas central heating with Ideal Logic E81T energy-efficient boiler
- White panel radiators throughout, with chrome heated towel rail to bathroom, en-suite and cloakroom

#### ELECTRICAL

- Smart meters to assist you in monitoring your energy usage
- Chrome sockets and switches to all rooms
- LED spotlights to kitchen, dayroom, utility, hallway, bathrooms, en-suite, cloakroom
- Pre-installed for TV aerial
- Feature external lights to front, rear doors and garage
- Lighting and power points to garage

#### EV Charging

- All homes have external car charging points

#### WINDOWS AND EXTERNAL DOORS

- Front and utility door, grained effect insulated composite door incorporating multi-point locking system
- PVCu double glazed windows
- Insulated sectional garage door

#### EXTERNAL

- Turfed and landscaped front garden
- Block paved drive, flagged footpath and patio
- 1.8m boundary fence between gardens
- Outside tap
- Landscaping and trees where shown

#### WARRANTY

- 10 year LABC warranty

Foxglove Homes reserves the right to amend or remove items from this specification which is provided as a guide. Upgrade options are available and chargeable upon ordering.

