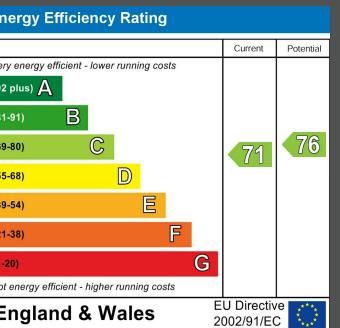




# Quick & Clarke

PROPERTY SPECIALISTS

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Southfields Rolston Road, Hornsea, East Yorkshire, HU18 1XG  
£425,000



- Spacious and flexible accommodation
- Westerly facing rear garden
- Extensive parking & garage
- Council Tax Band: E

Offering huge potential, a spacious and attractively laid out detached bungalow skirting Hornsea Golf Club. Approaching 2,400 square feet internally, this large detached bungalow has flexible accommodation and benefits from two bedrooms to the ground floor, one with en-suite shower room and with a further two bedrooms to the first floor including a master bedroom with bathroom and dressing room.

Having the benefit of a modern fitted kitchen, the large living room is open plan into the dining room and the garden room overlooks the Golf Course.

Offered to the market with no onward chain, the property perhaps requires some modernisation but has a beautiful light and bright feel benefitting from the open aspect to the West overlooking the fairway.

## LOCATION

The property is located on the B1242 Rolston Road which lies on the South side of Hornsea and in a superb position overlooking Hornsea Golf Club to the rear.

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.

## THE ACCOMMODATION COMPRIMES

### GROUND FLOOR

#### ENTRANCE PORCH

Modern composite front door and with windows to either side. The further original timber front door with ornate glass panels opens into the entrance hall.

#### ENTRANCE HALL

11'7" x 8'1"

Engineered oak flooring and stairs to the first floor accommodation.

#### LIVING ROOM

18'4" x 12'11"

A well proportioned living room with window to the front elevation and timber glass panelled doors opening into the garden room with matching windows to either side, laminate flooring and open plan into the dining room.

#### DINING ROOM

15'6" x 9'8"

Offering flexibility of use and with a further window to the front elevation and a continuation of the laminate flooring. Door through into the kitchen.

- Overlooking fairway and close to Club House
- Modern fitted kitchen
- No onward chain
- EPC Rating: C

### GARDEN ROOM

15'6" x 11'8"

A superb room benefitting from views to the west over Hornsea Golf Club, windows to three aspects, engineered oak flooring and French doors leading out onto the sun terrace of the rear garden.

### KITCHEN

15'2" x 10'2" reducing to 9'6"

A modern fitted kitchen in a contemporary dark grey with an extensive range of wall and base storage units, attractive contrasting marble work surfaces with inset four ring hob, glass splashback and extractor over, integrated oven, microwave, fridge, porcelain one and a half bowl sink and drainer, space for table, French doors onto westerly facing sun terrace and porcelain tiled floor.

### REAR LOBBY

uPVC door to the rear garden and further internal door and composite door opening out onto the front of the property and the driveway (see floorplan). Internal door through to the garage. Opening into the utility room.

### UTILITY ROOM

9'11" x 5'1"

Wall and base storage units with gloss white fronts, porcelain double sink, space and plumbing for washing machine, wall mounted gas boiler concealed in wall unit and opening into further laundry room which currently houses two freezers. A continuation of the porcelain tiled floor.

### CLOAKROOM

Two piece sanitary suite comprising vanity unit with semi-recessed hand wash basin and back to the unit w.c., heated towel rail and porcelain tiled floor.

### BEDROOM 2

13'11" reducing to 10'7" x 15'

A well proportioned ground floor bedroom with French doors opening onto a Westerly facing sun terrace. A door leads through into a shower room.

### SHOWER ROOM

Three piece sanitary suite comprising corner shower enclosure, close coupled w.c. and vanity hand wash basin, partially tiled walls and window to the side elevation.

### BEDROOM 3

11'6" x 11'10"

Fitted wardrobes, window to the front elevation and engineered oak flooring.

### BATHROOM

Three piece sanitary suite comprising close coupled w.c., vanity hand wash basin, walk-in shower enclosure, two windows to the side elevation and heated towel rail.

## FIRST FLOOR

### STUDY AREA

24'1" x 12'5" maximum dimensions

The staircase opens into a large study area with two Velux skylights, laminate flooring, beams to ceiling and access to the eaves for storage.

### BEDROOM 1

16'6" x 12'1"

An attractive dual aspect room with two Velux windows to the rear and one to the front, exposed beams and laminate flooring.

### DRESSING ROOM

13'10" x 6'7"

Velux roof light.

### BATHROOM

13'3" x 10'4"

Four piece sanitary suite comprising freestanding roll top bath, vanity unit with semi-recessed hand wash basin and back to the unit w.c., corner shower enclosure, heated towel rail and Velux roof light. Beams to ceiling.

### BEDROOM 4/NURSERY

Currently used as a storage room and with velux roof light.

## OUTSIDE

The property is set back from Rolston Road with a dwarf wall forming the front boundary. Much of the front garden has been laid under gravel to create an extensive area for parking which leads up to the garage. Access can be gained down the sides of the property.

## GARAGE

10'11" x 10'2"

Part of the garage has been converted to create the laundry and downstairs cloakroom, the remaining being a very generously sized store with roller shutter door to the front and supplied with light and power.

## REAR GARDEN

The rear garden is Westerly facing with one of its key features being that it overlooks one of the fairways of Hornsea Golf Club providing the perspective of a much larger garden. The property has two sun terraces immediately adjacent to the rear of the house which is partially concealed from the Golf Course with trellis. Within the garden there is an area of lawn and a number of productive fruit trees as well as a number of ornamental trees and shrubs and with a gate in the wall which provides direct access onto the Golf Club for any owner who is also a member of the club.

## SERVICES

All mains services are available or connected to the property.

## CENTRAL HEATING

The property benefits from a gas fired central heating system.

## 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).



Whilst every attempt has been made to ensure the accuracy of the floor plan reproduced here, measurements of doors, windows, rooms and other features are approximate and the vendor, agent and estate agent accept no responsibility for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

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