



# Quick & Clarke

PROPERTY SPECIALISTS

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1 Eyre Grove, Hull Road, Hornsea, East Yorkshire, HU18 1FJ  
Offers in the region of £650,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

- Some of the Best Mere Views in Hornsea
- 28ft Kitchen & Day Room
- Two En-Suite Bedrooms
- Two Balconies Enjoying Elevated Mere Views
- Generous Gardens

- Stunning Executive Home
- Two Reception Rooms
- Family Entertainment Room with Kitchenette
- Excellent Parking & Double Garage
- Energy Rating - B

## LOCATION

This property fronts onto Eyre Grove which forms part of an exclusive cul-de-sac of just three executive properties leading off Hull Road and enjoys stunning views to the front elevations over Hornsea Mere, Yorkshires largest fresh water lake. Offering stunning views especially the sunsets which are truly delightful.

## ACCOMMODATION

Built in 2024 by Foxglove Homes this home offers ready to move into accommodation with mains gas central heating via hot water radiators, Upvc double glazing, burglar alarm system, electric car charging point, and has the benefit of the remaining LABC 10 year warranty. All rooms have Ariel points and network points USB charging sockets in kitchen, lounge & bedrooms.

## ENTRANCE HALL

5'10" x 16'6"

With front entrance door, ceramic tile floor covering, stairs leading off and one central heating radiator.

## CLOAKS/W.C.

6'3" x 6'7"

With a low level W.C., vanity unit housing the wash hand basin, ceramic tile floor covering, part tiled walls and one central heating radiator.

## LOUNGE

12'1" x 16'5" deepening to 20'3" to the box bay

Which has sliding patio door to the foregarden with bespoke full height shutters and provides an attractive feature to this room, downlighting to the ceiling and a central light fitting, and two central heating radiators.

## SNUG/OFFICE

11'3" x 9'4" deepening to 12'4" in the box bay win

With LVT flooring, bespoke fitted shutters to the box bay, downlighting to the ceiling, a central light fitting and one central heating radiator.

## KITCHEN, DINING AND DAY ROOM

28' x 13'1"

With an extensive range of base and wall units incorporating Quartz worksurfaces with a matching island which incorporates a split level gas hob with a ceiling extractor above, 1 1/2 bowl inset sink with conglomerate drainer and insinkerator waste disposal in the half sink, two separate built in ovens, integrated fridge freezer, filter water tap over the sink, integrated dishwasher, ceramic tile floor coverings, downlighting to the ceiling, bi-fold doors opening to the rear patio and garden beyond and two central heating radiators.

## UTILITY ROOM

5'2" x 6'10"

With matching units to those in the kitchen with Quartz worksurfaces and an inset sink, downlighting to the ceiling, space for an automatic washing machine and tumble dryer, ceramic tile floor covering and one central heating radiator.

## FIRST FLOOR

### LANDING

Which is part galleried. With stairs leading to the second floor, light and power socket, a large deep built in cupboard which also houses a wall mounted central heating boiler.

### MASTER SUITE

11'7" x 10'7"

With full height window and sliding patio door to the balcony with outdoor power sockets, feature glass balustrade and enjoying stunning elevated views over the Mere and beyond. Bespoke fitted shutters to the window, downlighting to the ceiling, a central light fitting and one central heating radiator and open arch to:

### DRESSING ROOM

6'9" x 5'7"

With full height fitted wardrobes along two walls incorporating sliding mirrored fronts and one central heating radiator.

### EN-SUITE SHOWER ROOM

6'5" x 6'3"

With an independent shower cubicle, vanity unit housing the wash hand basin, concealed cistern/W.C., shaver charging point, downlighting to the ceiling, ceramic tile floor covering, full height tiling to the walls and a ladder towel radiator.

### BEDROOM 2 (REAR)

10'4" x 13'1"

With full height fitted wardrobes incorporating mirror and sliding fronts, bespoke shutters to the window, downlighting to the ceiling, a central light fitting, one central heating radiator and doorway to:

### EN-SUITE SHOWER ROOM

5'8" x 5'5"

With a corner shower cubicle, low level W.C., vanity unit housing the wash hand basin, shaver charging point, ceramic tile floor covering, full height tiling to the walls and a ladder towel radiator.

## BEDROOM 3 (REAR)

10'6" x 10'6"

With full height three door fitted wardrobes, downlighting to the ceiling, a central light fitting and one central heating radiator.

## BEDROOM 4 (FRONT)

9'3" x 9'8"

With LVT flooring, bespoke fitted shutters to the window, downlighting to the ceiling, a central light fitting, one central heating radiator and stunning views over the fields and Mere.

## BATHROOM/W.C.

6'4" x 9'

With a modern four piece suite comprising of a bath, vanity unit housing the wash hand basin, independent tiled shower cubicle, low level W.C., shaver charging point, full height tiling to the walls, downlighting to the ceiling and a ladder towel radiator.

## SECOND FLOOR

### SMALL LANDING

With doorway to:

### ENTERTAINMENT ROOM (or BEDROOM 5)

15'7" x 21'6"

Bi-fold doors provide instant elevated views to the Mere on entry, leading to the large decked sun terrace with a glass balustrade and providing some of the best Mere Views in Hornsea making this the perfect spot to enjoy alfresco dining whilst watching the stunning sunsets. Two double glazed Velux roof lights, access hatch leading to the roof space and downlighting to the ceiling, a central light fitting, two central heating radiators and doorway to:

## KITCHENETTE

8'5" x 6'6"

With base units incorporating a stainless steel sink unit and worksurfaces with an integrated fridge with ice box, LVT flooring and one central heating radiator.

## SEPERATE W.C.

3'3" x 6'6"

With a low level W.C., vanity unit housing the wash hand basin, half height tiling to the walls, LVT flooring and one central heating radiator.

## OUTSIDE

The property fronts onto a low maintenance foregarden with a block paved parking court which provides plenty of parking and leads past the property to the detached double garage which has an automated main door, side personal door, power and light laid on.

A large paved patio adjoins the immediate rear of the property with a lawned garden beyond. There is also external lighting and an outside cold water tap.

## COUNCIL TAX BAND

The council tax band for this property is band F.

## TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors) and vacant possession will be given upon completion at a date to be agreed.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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 as to their operability or efficiency can be given.  
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