

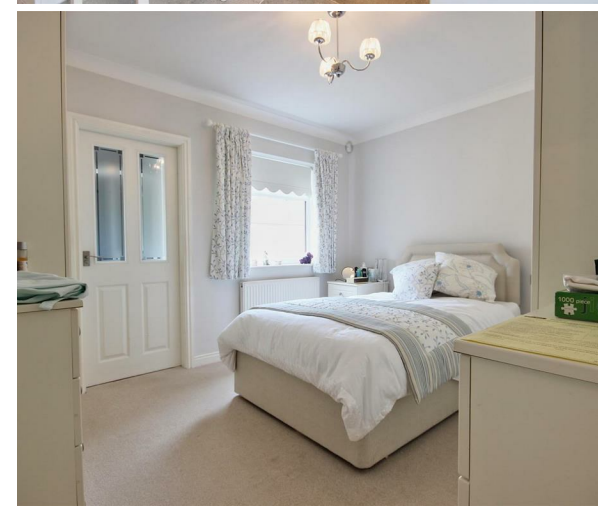


# Quick & Clarke

PROPERTY SPECIALISTS

2 Market Place  
Hornsea  
East Riding of Yorkshire  
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The Meadows, 21 Willows Drive, Hornsea, HU18 1DA  
Offers in the region of £279,950



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

- Beautiful bungalow
- Spacious lounge
- Dining room
- Well secluded rear garden
- Simply must be viewed

- Town centre location
- Breakfast kitchen
- En-suite to master bedroom
- Driveway & garage
- Energy Rating - C

### LOCATION

This property fronts onto Willows Drive, a small residential cul-de-sac leading off Newbegin within the town centre.

Hornsea is a vibrant and welcoming coastal town in East Yorkshire, home to a close-knit community of just over 8,000 residents (2021 Census). The town boasts an impressive range of amenities, including a variety of independent shops, bistros, and inviting restaurants, alongside excellent schooling for all ages which have been rated 'Good' by Ofsted. The town is also home to Hornsea Mere, Yorkshire's largest freshwater lake, which provides a peaceful setting and is popular for walking, boating, and wildlife spotting. Sports and fitness enthusiasts are well catered for with a modern leisure centre refurbished in 2020 and a beautifully maintained 18-hole golf course. There is also Hornsea Village, an out-of-town retail and leisure destination. Ideally located, Hornsea offers the perfect balance of coastal living and connectivity, lying within easy reach of Hull, Beverley, and the M62 motorway.

### ACCOMMODATION

The accommodation has mains gas central heating via hot water radiators, Upvc double glazing, Upvc fascias and soffits and is arranged on one floor as follows:

### SIDE ENTRANCE HALL

With UPVC front entrance door and matching side panel, inner hallway leading off incorporating a built in storage cupboard, access hatch to the roof space and one central heating radiator.

### LOUNGE

14'1" x 19'2"

A bright and sunny room with large dual aspect windows, an electric fire set in a conglomerate hearth and inset with matching surround, two wall light points, ceiling cove and two central heating radiators.

### BREAKFAST KITCHEN

9'10" x 14'9"

With a good range of base and wall units incorporating worksurfaces and a matching breakfast bar, inset sink unit, tiled splashbacks, a built in oven and split level hob with extractor hood above, plumbing for an automatic washing machine and space for a tumble dryer, downlighting to the ceiling, ceramic tile floor covering, a ladder radiator and UPVC side entrance door.

### DINING ROOM

9'10" x 9'3"

Plus a box bay to the front. With two wall light points and one central heating radiator.

### BEDROOM 1 (REAR)

12'1" x 10'10"

With a good range of fitted wardrobes along with matching drawers, one central heating radiator and doorway to:

### EN-SUITE SHOWER ROOM

7'1" x 4'9"

With a modern suite comprising of a corner shower with aqua boarding to the walls, low level W.C., pedestal wash hand basin, laminate flooring, downlighting to the ceiling, part tiling to the walls and a ladder radiator.

### BEDROOM 2

9'9" x 10'11"

With fitted wardrobes and matching drawers and one central heating radiator.

### BEDROOM 3

8'9" x 7'7"

With one central heating radiator.

### BATHROOM / W.C.

5'4" x 7'5"

With a modern suite comprising of a 'P' shaped bath with mixer taps and hand shower over with screen above, pedestal wash hand basin, low level W.C., laminate

flooring, downlighting to the ceiling and a heated column radiator.

### OUTSIDE

The property fronts onto an attractive foregarden with a dwarf walled frontage and there is a wide tarmac driveway which leads alongside the bungalow to a generous single garage which is brick built and incorporates an automated roller front door, side personal door, power and light laid on.

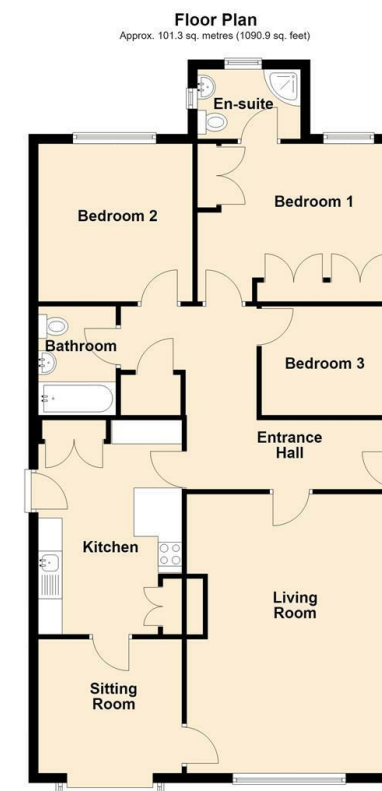
To the rear is a patio style garden which enjoys a great deal of privacy along with mature planting to raised beds and a greenhouse / potting shed. There is also external lighting, outside power points and an outside cold water tap.

### 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.

### COUNCIL TAX BAND

The council tax band for this property is band D.



Total area: approx. 101.3 sq. metres (1090.9 sq. feet)