





The Property Specialists

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8 Avocet Close, Hornsea HU18 1LG
Offers in the region of £310,000

- Spacious Detached Home

• Two Reception Rooms

• Superb Dining Kitchen

• Master Bedroom with En-suite

• Plenty of Parking

• Double Garage

• Lovely Plot

• Westerly Facing Rear Garden

• Energy Rating - B

Superb four bedroomed detached home, beautifully appointed throughout, set within a generous plot with a west facing garden to the rear, excellent parking and a double garage. MUST BE VIEWED

LOCATION

This property fronts on to Avocet Close, a residential cul-de-sac which leads off 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 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 has mains gas central heating via hot water radiators, UPVC double glazing and is briefly arranged over two floors as follows:

CANOPY PORCH

ENTRANCE HALL

With composite front entrance door, stairs leading off, Karndean flooring and one central heating radiator.

SITTING ROOM

10'7" x 13'3" (3.23m x 4.04m)
With a feature wall mounted electric fire and one central heating radiator.

DINING ROOM

10'10" x 9'9" (3.30m x 2.97m)
With Karndean flooring and one central heating radiator.

DINING KITCHEN

20'4" x 9'5" (6.20m x 2.87m)
With a comprehensive range of fitted base and wall units incorporating contrasting work surfaces with an inset one and a half bowl stainless steel sink unit, built in double oven and split level gas hob with cooker hood over, integrated dishwasher and fridge freezer, downlighting to the ceiling, Karndean flooring, double French doors leading onto the rear garden, and one central heating radiator.

UTILITY ROOM

5'2" x 6'1" (1.57m x 1.85m)
With plumbing for an automatic washer and space for a tumble dryer, Karndean flooring, composite rear entrance door and one central heating radiator.

CLOAK/W.C.

5'2" x 3' (1.57m x 0.91m)
With a pedestal wash handbasin incorporating a tiled splashback, low level w.c., Karndean flooring , and one central heating radiator.

FIRST FLOOR

Part galleried landing with feature glass balustrade, an access hatch leading to the roof space, built in cupboard and doorways to:

MASTER BEDROOM

12'11" x 11'5" (3.94m x 3.48m)
With one central heating radiator and doorway to:

ENSUITE SHOWER ROOM

5'4" x 6'6" (1.63m x 1.98m)
With a tiled shower cubicle incorporating a rain shower, pedestal wash handbasin, low level w.c., downlighting to the ceiling, ceramic tiled floor covering and one central heating radiator.

BEDROOM 2 (FRONT)

12'11" narrowing to 8'6" x 11'5 (3.94m narrowing to 2.59m x 3.48m)
With one central heating radiator.

BEDROOM 3 (FRONT)

9' x 9'11" (2.74m x 3.02m)
With one central heating radiator.

BEDROOM 4 (FRONT)

8'8" x 8'2" (2.64m x 2.49m)
Currently used as a dressing room, with laminate flooring and one central heating radiator.

FAMILY BATHROOM/W.C.

8'1" x 6'4" (2.46m x 1.93m)
With a three piece white suite incorporating a panelled bath with mixer taps and hand shower over, pedestal wash hand basin, low level w.c., full height tiling to the walls, ceramic tiled floor covering, downlighting to the ceiling and a ladder style tower radiator.

OUTSIDE

The property stands in a good sized plot at the end of

the cul-de-sac fronting onto an artificial lawned foregarden with three block paved parking bays and a DOUBLE GARAGE with twin up and over main doors, power and light laid on. The garage has been subdivided to one side and is currently used as a GYM 9' x 8'10" with Karndean flooring, wall mounted room heater and side personal door.

To the rear is a west facing garden with a large paved patio and beyond this is a generous artificial lawn and further gravelled terrace. There is also external lighting and an outside cold water tap.

COUNCIL TAX BAND

The council tax band for this property is band D.

TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors) there is no selling chain involved with the purchase of this property and vacant possession will be given upon completion at a date to be agreed.



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.