



31 Ashcourt Drive, Hornsea HU18 1HE
Offers in the region of £275,000

- No Chain
- Flexible Layout
- Conservatory
- West Facing to Rear
- Garage
- Spacious Accommodaion
- Two Reception Rooms
- Generous Gardens
- Well Secluded
- Energy Rating - D

Offered for sale with no chain involved, this spacious four bedroomed chalet style bungalow enjoys a favoured residential location on Ashcourt Drive and features a conservatory extension, along with lovely gardens with a westerly aspect over the adjoining school playing fields.

LOCATION

This property fronts onto Ashcourt Drive which leads from Eastgate 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 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

The accommodation has mains gas central heating via hot water radiators, uPVC double glazing and is arranged on two floors as follows:

ENTRANCE HALL

16'3 x 5'9 (4.95m x 1.75m)
UPVC entrance door, stairs leading off incorporating a cupboard under and one central heating radiator.

LOUNGE

10'11 x 15'11 (3.33m x 4.85m)
With a gas fire set on a marble hearth and inset with matching surround, ceiling cove, sliding patio door to

the conservatory and one central heating radiator. An open arch leads through to:

DINING ROOM

10'9 x 7'10 (3.28m x 2.39m)
Ceiling cove, a pleasant outlook over the rear garden and one central heating radiator.

CONSERVATORY

10'11 x 12'9 (3.33m x 3.89m)
With a brick base and uPVC double glazed windows with a pitched polycarbonate covered roof, two wall light points, double French doors leading to the rear garden, personnel door to the garage and laminate flooring.

KITCHEN

10'9 x 10'5 (3.28m x 3.18m)
A good range of base and wall units incorporating contrasting worksurfaces with an inset sink unit, a built-in oven and split level gas hob with cooker hood over, a useful shelved pantry cupboard, integrated fridge, plumbing for an automatic washing machine and a uPVC stable type side entrance door.

INNER HALL

With doorways to:

BEDROOM 1 (FRONT)

10'10 x 11'11 (3.30m x 3.63m)
Built-in storage cupboards and one central heating radiator.

BEDROOM 4 (FRONT)

8'4 x 9'4 (2.54m x 2.84m)
Built-in storage cupboards and one central heating radiator.

SHOWER ROOM/WC

5'4 x 6'4 (1.63m x 1.93m)
Walk-in shower cubicle, wash basin and low level WC, full height tiling to the walls and one central heating radiator.

FIRST FLOOR LANDING

With an access hatch leading to useful under eaves storage space and doorways to:

BEDROOM 2 (FRONT)

10'9 x 11'7 (3.28m x 3.53m)
Built-in storage cupboards and one central heating radiator.

BEDROOM 3 (REAR)

10'8 x 12' (3.25m x 3.66m)
With lovely views over the rear garden and playing fields beyond and one central heating radiator.

SEPARATE WC

6' x 3'6 (1.83m x 1.07m)
Low level WC and wash basin.

OUTSIDE

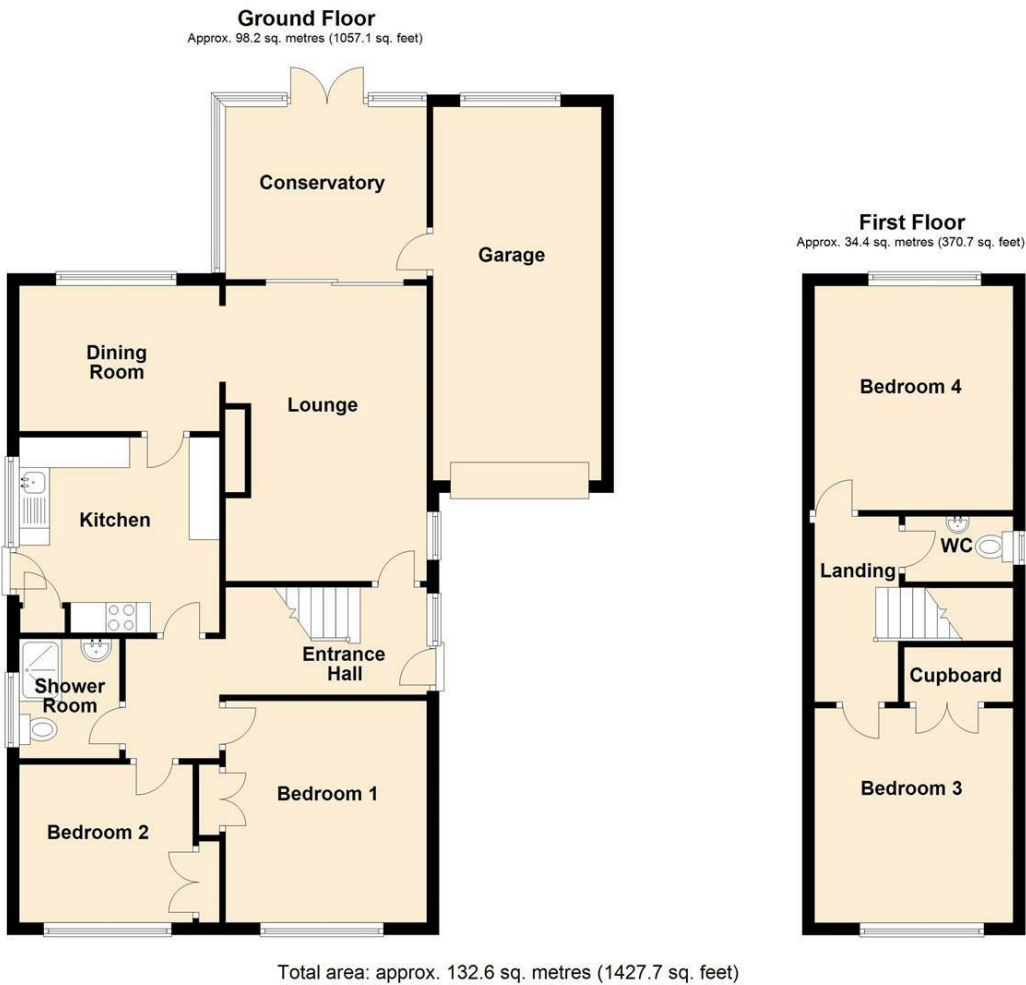
The property fronts onto a generous foregarden with a long parking drive which leads to the garage. To the rear is an attractive garden which enjoys a great deal of privacy with a large patio and a generous lawn beyond with mature planting and hedgerow. The rear garden enjoys a westerly aspect and adjoins the school playing fields.

SINGLE GARAGE

9'1 x 20'2 (2.77m x 6.15m)
With automated roller main door, personnel door to the conservatory, power and light laid on.

COUNCIL TAX

The Council Tax Band for this property is Band C



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.