



Quick & Clarke

PROPERTY SPECIALISTS

2 Market Place
Hornsea
East Riding of Yorkshire
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24 Avocet Close, Hornsea, HU18 1LG
Offers in the region of £285,000



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

- Immaculate Detached Home
- Open Plan Kitchen Diner
- Five Bedrooms
- Enjoying an End of Cul-De-Sac Location
- Converted Garage Providing an Additional Reception Room

LOCATION

This property fronts onto Avocet Close a pleasant cul-de-sac which leads from Ashcourt Drive from Eastgate.

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 and is arranged on two floors as follows:

ENTRANCE HALL

6'2" x 16'6"
With a composite front entrance door, stairs leading off incorporating a cupboard under, dado rail, LVT flooring and one central heating radiator.

LOUNGE

10'8" x 15'1"
With a recess to the chimney breast incorporating a tiled hearth and timber mantle over, decorative panelling to the walls and one central heating radiator.

SITTING ROOM / PLAY ROOM

Converted from the former garage yet allowing some

- Upgraded Modern Kitchen
- Master Bedroom with En-Suite
- Fields to the Rear
- Delightful Garden with a Large Paved Sun Terrace
- Energy Rating: C

storage to the front still, this room provides a useful additional sitting room/play room. With downlighting to the ceiling and dado rail.

DINING KITCHEN

9'11" x 21'2"
Recently upgraded with a beautifully appointed kitchen incorporating an extensive range of base and wall units with Quartz worksurfaces and a conglomerate drainer to a Belfast style sink and matching splashbacks with a large breakfast bar, integrated dishwasher, fridge freezer, a oven and microwave oven above, a ceramic hob with cooker hood over and a matching dresser unit with concealed appliance area. There are also pull out storage cupboards, a bin cupboard and deep pan drawers. Downlighting to the ceiling, LVT flooring, double French doors leading to the rear garden, a column radiator and open arch to:

UTILITY ROOM

5'5" x 6'4"
With two full height cupboards, one of which incorporates plumbing for an automatic washing machine and space for a tumble dryer above and a second cupboard houses a modern central heating boiler. There is a also a central worksurface, LVT flooring and a rear entrance door.

CLOAKS / W.C.

5'5" x 3'1"
With a pedestal wash hand basin with tiled splashback, low level W.C., LVT flooring, dado rail and one central heating radiator.

FIRST FLOOR

LANDING

With an access hatch leading to the roof space and doorways to:

MASTER BEDROOM

10'8" x 13'5"
With panelling to the walls, one central heating radiator and doorway to:

EN-SUITE SHOWER ROOM

4'4" x 7'7"
With an upgraded modern suite comprising of a walk in shower with hand shower and Rain shower over, aqua boarding to the walls, a vanity unit housing the wash hand basin, concealed cistern / W.C., laminate flooring and a ladder towel radiator.

BEDROOM 2

11'3" x 10'7"
With one central heating radiator.

BEDROOM 3

9'2" x 10'2" overall
With panelling to the walls and one central heating radiator.

BEDROOM 4

10' x 11'9"
With one central heating radiator.

BEDROOM 5

7'1" x 6'8"
Currently used as an office. With one central heating radiator.

FAMILY BATHROOM / W.C.

9'2" x 5'6"
With a panelled bath, pedestal wash hand basin, low level W.C., part tiling to the walls and a ladder towel radiator.

OUTSIDE

The property fronts onto a double width tarmacadam parking drive with a lawned foregarden and there are handgates to either side of the property. There is also a section of the former garage to the front providing useful storage with up and over main door.

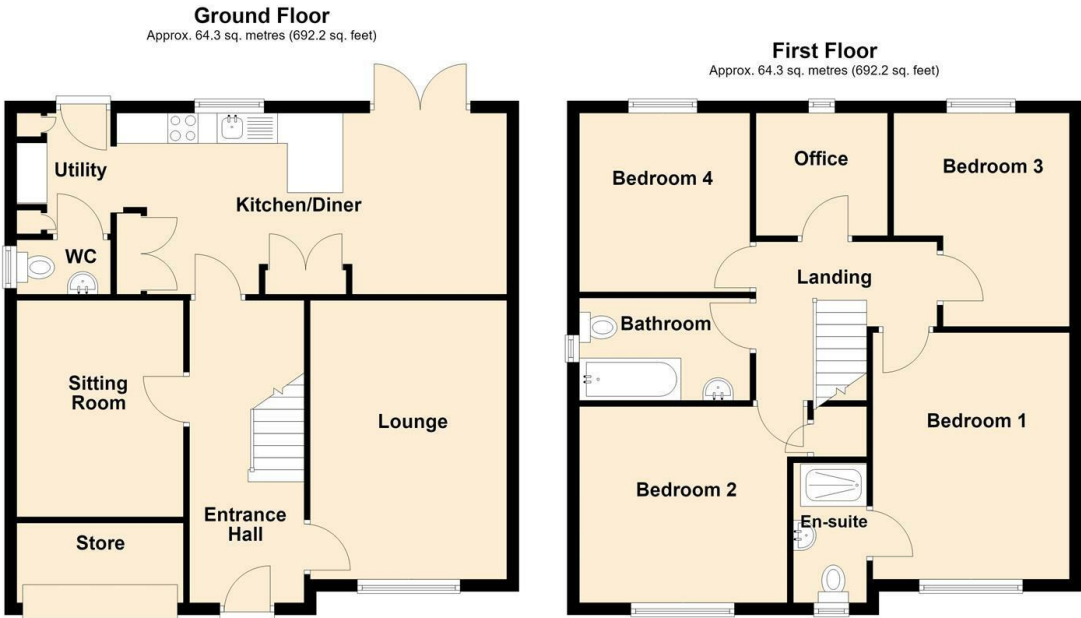
To the rear is a delightful garden with an extensive paved sun terrace adjoining the rear and side of the garden with a attractive planting, a central artificial lawn, raised beds, external lighting, a walled and fenced surround, a timber built garden shed and outside cold water tap. The rear garden provides another attractive feature of the property and adjoins fields beyond.

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. 128.6 sq. metres (1384.4 sq. feet)