



The Birches Hornsea, HU18 1TX

An exceptional example of a grand four bedroom detached family home, offering immaculately presented accommodation throughout.

Enjoying a lovely cul-de-sac position in the highly sought after seaside town of Hornsea, this stunning detached family home offers an abundance of internal space together with generous low maintenance gardens. This property could be the perfect home for you and your family, ensuring to tick all of the right boxes.

With gas central heating together with double glazed windows and doors, the accommodation briefly encompasses; Entrance Hall, Through Lounge and Dining Room, Conservatory, Kitchen, Cloakroom/WC, Integral Garage with Utility Room, Four Double Bedrooms, En-Suite to Master and Family Bathroom.

We are thrilled to be marketing this absolute gem of a property. Viewing is highly recommended!

Current EPC Rating: D
Council Tax Band: D
The Property is Freehold

Offers In The Region Of £225,000

Entrance Hall

4'9" x 15'1" (1.47 x 4.62)

With composite front external door and frosted UPVC side panel, providing access to the through lounge/ dining room, kitchen and integral garage.

Through Lounge/ Dining Room

10'7" x 23'10" (3.24 x 7.28)

A fabulously sized through lounge/ dining room, abundant in natural light courtesy of a large double glazed window to the front and leading through to a spacious, newly erected conservatory. A lovely feature stone fireplace creates a stunning focal point to the lounge area. Coving to ceiling and laminate flooring throughout.

Conservatory

14'11" x 12'9" (4.55 x 3.89)

A superb conservatory that provides the ideal place in which to relax whilst enjoying splendid garden views with natural light courtesy of double-glazed windows together with UPVC door that provides outside access. One gas central heating radiator.

Kitchen

14'4" x 8'3" (4.37 x 2.54)

Well fitted with an excellent arrangement of fitted base and wall mounted cabinets comprising cupboards and drawers with complimenting laminated work-surfaces and tiling to the splash-back areas. Chrome sink with chrome swan neck mixer-tap. Inset four-ring gas hob with extractor hood over and integrated single electric oven. Coving to ceiling and laminate flooring.

Integral Garage with Utility Room

7'9" x 9'11" (2.38 x 3.04)

With an internal door connecting through into the garage and utility room. Housing fitted base level and wall mounted storage cupboards across two walls. Space for washing machine and tumble dryer.

Cloakroom/ WC

With hand wash basin and low level WC. One radiator and laminate flooring.

First Floor Landing

Master Bedroom

11'2" x 13'9" (3.42 x 4.21)

Of a generous size, the master bedroom features one radiator and front facing double-glazed window.

En Suite

5'11" x 5'3" (1.82 x 1.61)

Appointed with a three-piece suite comprising corner power shower unit, low level WC and hand wash basin. Tiling to the walls and laminate flooring.

Bedroom Two

8'0" x 12'9" (2.46 x 3.90)

With a front facing double-glazed window, coving to ceiling, one radiator and laminate flooring.

Bedroom Three

9'3" x 9'4" (2.84 x 2.86)

Enjoying a rear aspect double glazed window, coving to ceiling, one radiator and laminate flooring.

Bedroom Four

8'1" x 8'7" (2.48 x 2.62)

With a rear aspect double-glazed window, coving to ceiling, one radiator and laminate flooring.

Family Bathroom

With a rear facing double-glazed window. Appointed with a three-piece suite comprising large oval bath, hand wash basin and low level WC. Tiling to walls and vinyl flooring.

External

Found to the rear is a delightful low maintenance garden which compliments the accommodation perfectly. With Astro-turf lawn, slate laid borders and garden shed.

About Us

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property and are dedicated to bringing you the best customer service we can. Successfully selling both residential and commercial property locally, our job isn't done until you close the door on your new home. Why not give us a call and try for yourselves - you have nothing to lose and everything to gain.

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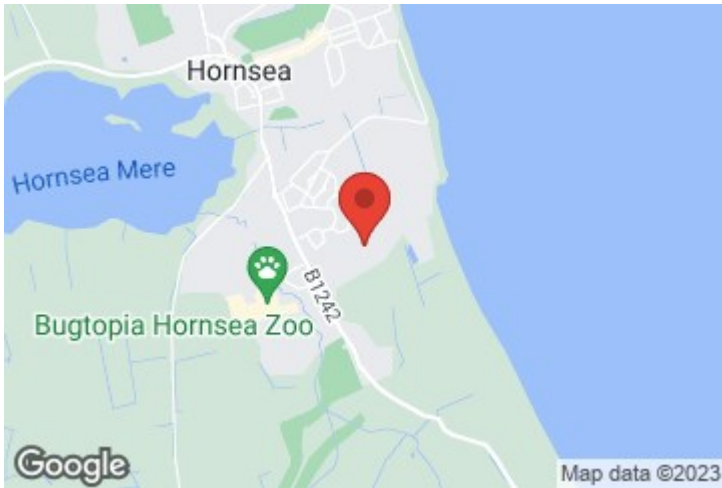
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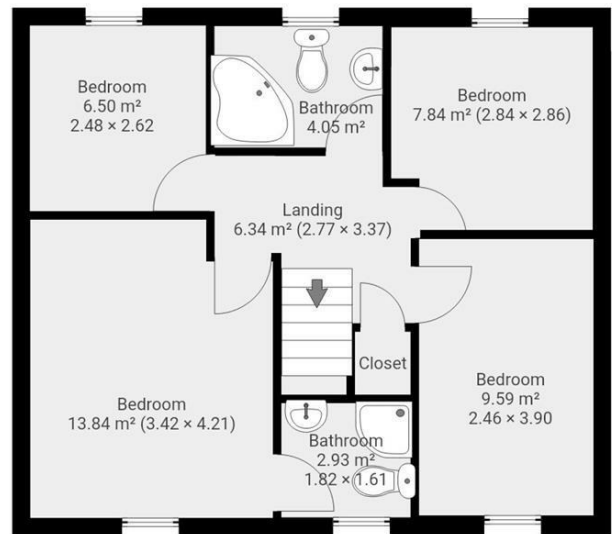
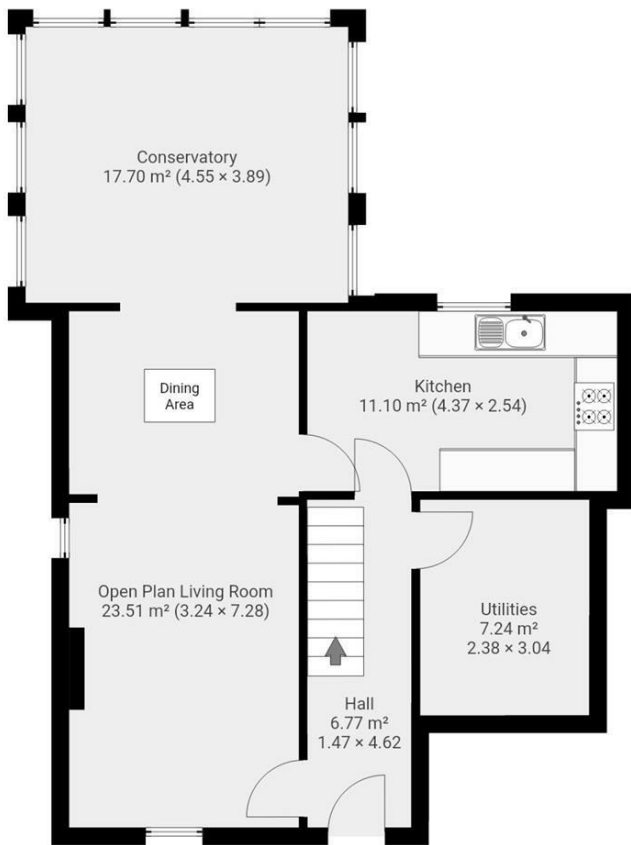
If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

- The Ultimate Detached Family Home
- Quiet Cul-De-Sac Position, Within Desirable Seaside Town
- Viewing is Highly Recommended to Truly Appreciate
- Tastefully Presented with Four Double Bedrooms
- Off Street Parking with Garage
- Exceptionally Spacious and Versatile Accommodation
- Low Maintenance Front and Rear Gardens





Floor Plan



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