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ESTATE AGENTS



## Ashcourt Drive Hornsea, HU18 1HF

Nestled within the sought-after seaside town of Hornsea, this attractive three-bedroom detached bungalow offers a wonderful blend of comfortable living and beautifully maintained outdoor space.

The accommodation is thoughtfully arranged to include a versatile reception room, three bedrooms, with the main bedroom benefiting from an en-suite and a well-appointed kitchen complete with integrated appliances.

Featuring generous off-road parking, established gardens, a stunning private rear garden with a summer house benefiting from power and a useful potting shed, the property is perfect for buyers seeking a tranquil coastal home. Ideally positioned within easy reach of local shops, amenities and Hornsea's award-winning promenade and beach, this charming bungalow is sure to appeal to a wide range of purchasers.

Early viewing is highly recommended.

EPC: To Follow - Council tax band: C - Tenure- Freehold

**£270,000**

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#### Entrance Hall

20'6" x 3'10" (6.27 x 1.17)

Welcoming entrance hall accessed via a double-glazed entrance door, featuring tiled flooring, a radiator, built-in airing cupboard and doors leading to kitchen, bedrooms and bathroom.

#### Living/ Dining Room

19'11" x 11'3" (6.08 x 3.44)

Bright and spacious living room with area for dining, featuring a bay window to the front of the property, decorative coving to the ceiling, an electric fire with an attractive hearth and surround, oak flooring and a radiator.

#### Bedroom 2 / Sitting Room

10'1" x 7'11" (3.08 x 2.43)

Versatile bedroom currently used as a sitting room with a double-glazed door providing access to the rear garden. Features include tiled flooring and a radiator. This flexible space could be used as a cosy sitting room, formal dining room or home office to suit a variety of lifestyles.

#### Kitchen

10'11" x 11'4" (3.33 x 3.47)

Fitted with a comprehensive range of wall and base units with contrasting work surfaces, incorporating a one-and-a-half bowl sink with mixer tap and drainer. Integrated electric oven and microwave, gas hob with extractor hood above and space for a washing machine. Finished with partly tiled walls and a tiled floor. A window overlooks the front of the property and a side door provides access to the garden also the driveway .

#### Master Bedroom

9'9" x 11'0" (2.98 x 3.37)

A well-proportioned double bedroom with a window overlooking the rear garden allowing for plenty of natural light. Featuring carpeted flooring and a radiator. Door to En-suite

#### En-Suite

8'7" x 4'0" (2.63 x 1.22)

Fitted with a vanity unit incorporating a wash hand basin, step-in shower cubicle, and low-level WC. Finished with tiled walls and tiled flooring, complimented by a heated towel rail. A side-facing window provides natural light and ventilation.

#### Bedroom 3

7'11" x 6'11" (2.42 x 2.12)

A well-presented third bedroom featuring a window to the side aspect, carpeted flooring and a radiator. Benefiting from an extensive range of a fitted wardrobe and overhead storage units, providing excellent built-in storage while maximising the available space. Suitable for use as a guest bedroom, home office or hobby room.

#### Bathroom

6'8" x 5'6" (2.04 x 1.68)

A stylishly appointed shower room fitted with a contemporary walk-in shower featuring a glazed screen and rainfall shower with separate handheld attachment. Modern vanity unit incorporating a wash hand basin with storage beneath and a concealed cistern low-level WC. Finished with fully tiled walls, tiled flooring and a heated chrome towel rail. A frosted window provides natural light and ventilation, completing this bright and contemporary space.

#### Front garden

The front of the property is attractively presented with a block-paved driveway providing off-road parking, neatly maintained hedging, colourful flower displays and a paved pathway leading to the entrance creating excellent kerb appeal.

#### Shared Driveway

Block paved driveway with parking for three cars leading to the garage. Wooden gate leading into the rear garden.

#### Garage

A detached brick-built single garage benefiting from light and power points together with an electric roller door operated remotely from within the kitchen, providing convenient and secure access.

#### Rear Garden

A beautifully landscaped and well-established rear garden comprising a spacious paved patio seating area, lawn, and an abundance of mature shrubs, flowers and planting. The garden also features a useful potting shed and a detached summer house with power connected, offering excellent versatility for use as a home office, workshop or garden retreat. Enclosed by fencing, the garden provides a high degree of privacy and is ideal for both relaxing and entertaining.

#### Disclaimer

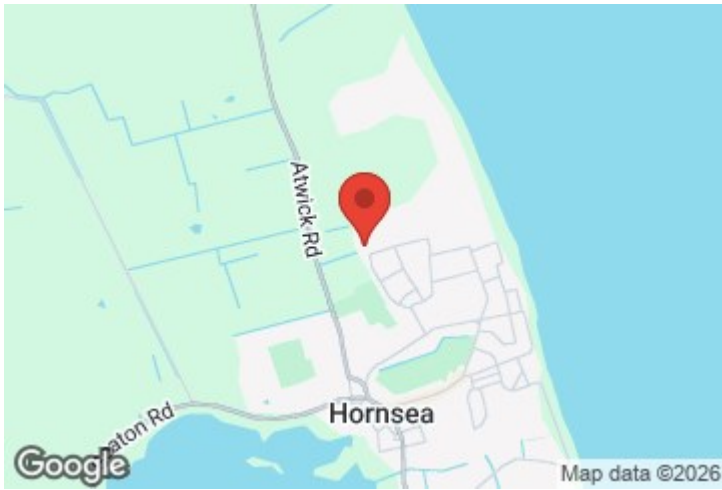
Laser Tape Clause - Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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- Sought-after residential area of Hornsea
- Modern fitted kitchen with integrated oven, microwave and gas hob
- Well-maintained, low-maintenance gardens with a private rear aspect
- Detached bungalow with drive
- Detached brick-built garage
- Conveniently located within easy reach of Hornsea town centre, local amenities, and the seafront
- Three bedrooms one with En-Suite
- Contemporary shower room and separate En-suite
- Viewing highly recommended





## Floor Plan

GROUND FLOOR  
904 sq.ft. (84.0 sq.m.) approx.



TOTAL FLOOR AREA: 904 sq ft. (84.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan presented here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	75	80

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		