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Hornsea Burton Road Hornsea, HU18 1TP

Located on Hornsea Burton Road, this charming and spacious dormer bungalow offers a delightful blend of comfort and convenience, making it an ideal family home. With three well-proportioned bedrooms, including two double rooms complete with fitted wardrobes, this property provides ample space for relaxation and personalisation. The layout features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. Additionally, the ground floor offers the versatility of an office, study, or an extra bedroom, catering to your specific needs.

Outside, you will find beautifully maintained gardens that provide a serene outdoor space for leisure and enjoyment.

One of the standout features of this home is its proximity to the sea, allowing for leisurely strolls along the coast and the chance to embrace the refreshing seaside lifestyle. Furthermore, the property offers ample parking, making it convenient for residents and visitors alike.

This dormer bungalow is a rare find in a desirable location, combining spacious living with the charm of coastal life. It is a perfect opportunity for those seeking a welcoming home in Hornsea.

Must be viewed to truly appreciate all it has to offer

EPC-Awaiting- Tax Band- C- Tenure-Freehold

£250,000

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Entrance Hall

10'5" x 3'9" (3.19 x 1.16)

L shaped entrance with double glazed door and window to side aspect. Doors leading to living room, cloakroom, and ground floor bedroom.

Cloakroom

6'8" x 2'10" (2.04 x 0.88)

Double glazed window to side aspect with low level W.C and handwash basin.

Office / Bedroom 3

9'11" x 7'10" (3.04 x 2.41)

Double glazed window overlooking the front garden. Carpeted flooring and a radiator.

Hall

13'7" x 3'2" x 11'10" x 3'1" (4.15 x 0.98 x 3.62 x 0.95)

Carpeted flooring with spindled banister leading to the first floor. Doors leading to dining room and kitchen. Ample space under the open plan spindled staircase.

Lounge

10'8" x 17'10" (3.26m x 5.45)

Double glazed bay window overlooking front aspect. Gas fire nestled on a hearth. Carpeted flooring plus a radiator and coved ceiling.

Breakfast Kitchen

10'9" x 12'11" (3.28 x 3.94)

Fitted wall and base units complimented with work surfaces. Stainless steel sink plus drainer as well as a mixer tap. Boasts a double electric oven also a gas hob. Part tiled walls and vinyl flooring. Window looking into the conservatory plus a door leading into the conservatory.

Conservatory

10'0" x 9'8" (3.07 x 2.97)

Wooden built conservatory with double glazed windows. Sliding patio doors leading onto the patio area.

Dining Room

9'11" x 8'6" (3.03 x 2.61)

Patio doors overlooking the patio creating an al-fresco option allowing more space for entertaining. Coved ceiling plus carpeted flooring and a radiator.

First Floor Landing

7'4" x 6'8" x 6'0" (2.24 x 2.05 x 1.83)

Spindled banister complimented with carpeted staircase. Window to side aspect creating natural lighting. Airing

cupboard housing the hot water tank.

Access to loft space

Loft space

21'3" x 9'4" (6.48 x 2.86)

Boarded loft space with shelving and carpeted covering. Pull down steel loft ladders and lighting. Water tank housed in the loft.

Bedroom 1

10'9" x 12'5" (3.30 x 3.80)

Fitted wardrobes adds ample storage space. Carpeted flooring and window to front aspect. Door leading to eave stroage housing the boiler also boasting lighting.

Bedroom 2

10'9" x 12'5" (3.30 x 3.80)

Window to rear with views overlooking the Trans Pennine trail. Fitted wardrobes and carpeted flooring.

Bedroom 4 / Study

9'3" x 5'10" (2.83 x 1.79)

Double glazed window overlooking the rear garden and the Trans Pennine Trail. Carpeted flooring and a radiator.

Bathroom

6'11" x 6'7" (2.11 x 2.02)

Panelled bath with shower over the bath. Tiled walls and carpeted flooring. Pull wall light plus shaver point. Low level W,C as well as a pedestal hand wash basin.

Front Garden

Drive creating parking for several cars. Shrubbery plus slate gravel for a low maintenance garden.

Garage

9'2" x 17'4" (2.80m x 5.30m)

Concrete built garage with up and over door plus window to side aspects. Boasts electric sockets as well as electric lighting.

Rear Garden

Well maintained garden boasting various areas to enjoy the peace and tranquility. Patio area with fenced boundary. Lawn nestled between the garage and shrubbed borders. Mature trees to the rear of the garden plus views of open space.

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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- !!!No onward chain!!
- Spaciously proportioned dormer bungalow with adaptable 3/4 bedroomed design
- Single garage boasting electric lighting and sockets
- Lovely established gardens inviting plenty of wildlife
- Close to a good range of local shops and award winning fish shop
- Short walk to the seafront and Transpenine Trail
- Shared driveway with parking for several cars
- Close to walkway leading to Tesco and the town
- Viewing highly recommended for this delightful spacious dormer bungakow
- Double glazing to all windows





Floor Plan



TOTAL FLOOR AREA: 1488 sq.ft. (138.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	