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The Crescent Hornsea, HU18 1SP

Nestled in the charming area of The Crescent, Hornsea, this delightful family home offers a perfect blend of comfort and style. With four spacious bedrooms, including a convenient ground floor bedroom complete with an en-suite bathroom, this property is designed to cater to the needs of modern family living. The house boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. The stylish kitchen is a highlight, featuring contemporary fittings that make cooking a pleasure. The layout of the home ensures that every family member can enjoy their own space while still coming together in the communal areas. Outside, the property features low maintenance gardens, allowing you to enjoy the outdoors without the burden of extensive upkeep. Additionally, off-street parking is available, providing convenience and peace of mind. This residence is not just a house; it is a welcoming home that promises comfort and practicality in a lovely neighbourhood. Whether you are looking to settle down or seeking a new family abode, this property is sure to meet your expectations. Don't miss the opportunity to make this charming house your new home in Hornsea.

EPC- Awaiting- Council Tax- A- Tenure- Freehold-

£187,950

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Entrance Hall

12'11" x 6'0" (3.95 x 1.84)

Double glazed entrance door plus a window creating natural lighting. Under stairs cupboard offering ample storage. Laminate flooring with carpeted staircase and a radiator, Doors to living room and dining room.

Living Room

12'11" x 11'2" bay 6'2" x 2'4" (3.94 x 3.41 bay 1.88 x 0.73)

Double glazed bay window overlooking the rear garden. Feature of the room is the media wall with electric fire nestled within, plus shelving boasting LED lighting. Carpeted flooring and a radiator.

Dining Room

12'10" x 10'9" (3.92 x 3.30)

Spacious light airy room created by windows to the front and side aspect. Carpeted flooring also a radiator. Door leading to the kitchen.

Breakfast kitchen

13'11" x 9'7" (4.25 x 2.93)

Stylish, well designed kitchen offering plenty of wall and base units. Tastefully decorated boasting part tiled walls enhancing the decor. Integrated appliances including dishwasher, fridge, freezer and waste bins. Pull out larder adds convenience. Ample work surface including an island creating space to dine. Space for a washing machine. Double electric oven also an induction hob benefiting from an extractor hood. LVT flooring plus a door to the rear.

Master Bedroom

15'9" x 9'8" (4.82 x 2.96)

Accessed from the kitchen this room has patio doors leading onto the rear garden as well as a window. LED lighting plus carpeted flooring. Sliding wooden door leading to en-suite

En-Suite

5'7" x 5'0" (1.72 x 1.54)

Tile effect shower boarding with step in shower cubicle. Wash basin nestled in a vanity unit. Low level W.C plus a heated towel rail and an extractor fan.

First Floor Landing

8'7" x 6'6" (2.63 x 2.00)

Carpeted flooring and wooden banister. Window to the front aspect offering natural lighting. Doors to bedrooms and bathroom. Access to boarded loft space and a pull down ladder. Airing cupboard and water cylinder.

Bedroom 2

12'6" x 10'8" (3.82 x 3.26)

Double glazed window overlooking the rear garden. Carpeted flooring and a radiator. Built in cupboard creating storage.

Bedroom 3

9'4" x 7'11" (2.86 x 2.42)

Double glazed window to the front aspect and laminate flooring. Radiator plus built in cupboard offering storage.

Bedroom 4

11'11" x 8'8" (3.65 x 2.65)

Double glazed window with

views of the rear garden. Built in cupboard. Carpeted flooring and a radiator.

Bathroom

6'6" x 5'5" (2.00 x 1.66)

Fully tiled walls with double glazed window to the front aspect. Vinyl flooring plus a radiator. Wall mounted hand wash basin and a low level W.C. Panelled bath boasting a shower over the bath.

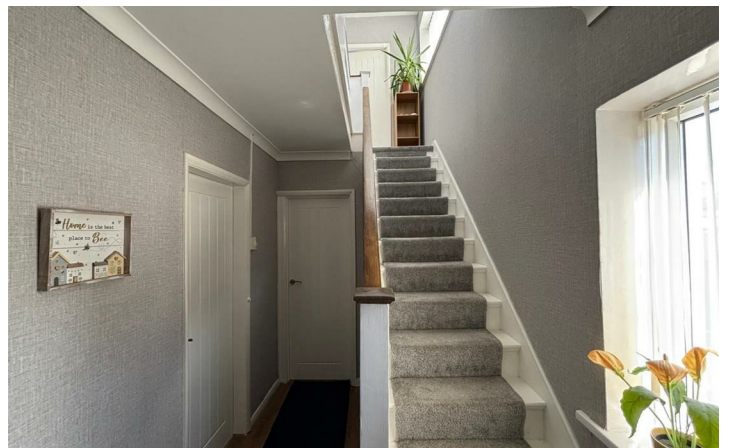
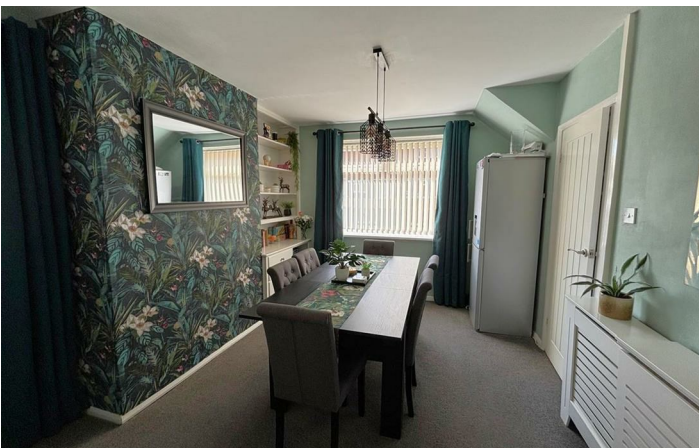
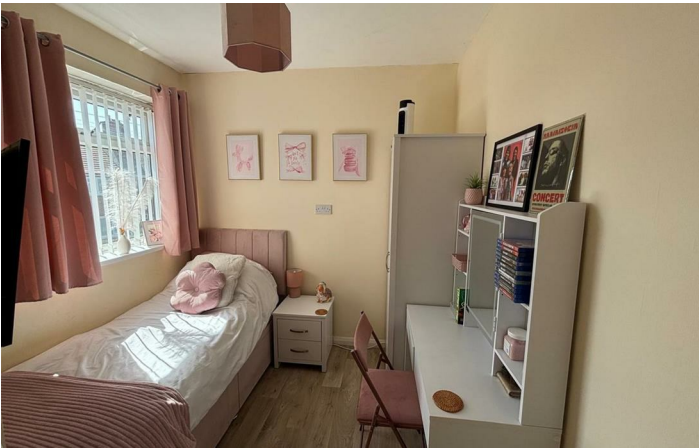
Front Garden

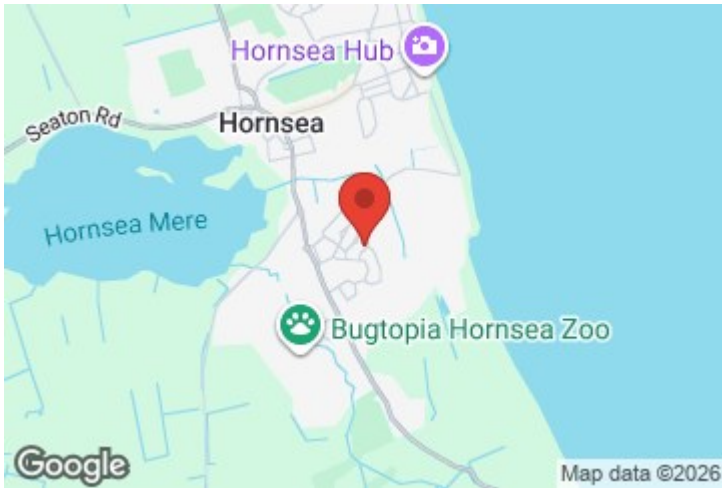
Fenced boundary plus pavers and shingled driveway. Gate for access to rear garden. Mainly lawn edged with flower borders.

Rear Garden

Patio area from the kitchen and bedroom. Mainly lawn to rear. Decked area to the rear leading to a paved patio area, Sloped area in the rear garden creating accessibility for everyone.

- Ground floor bedroom with en-suite
- Living space suitable for extended family
- Key ready home
- Stylish breakfast kitchen with many integrated appliances
- Low maintenance gardens
- Spacious dining room
- Four good sized bedrooms one with en-suite
- Drive offering off street parking
- Viewing highly recommended



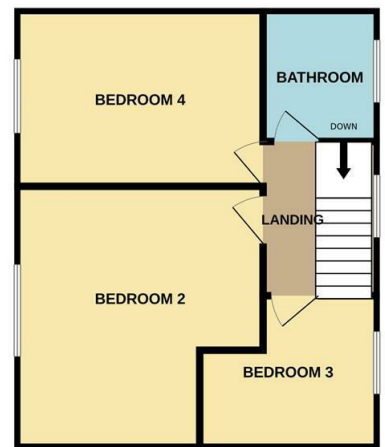


Floor Plan

GROUND FLOOR
659 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1094 sq.ft. (101.6 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		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		

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