



Swallow Close Hornsea, HU18 1LB

Located in a highly desirable area of Hornsea, this beautifully presented, corner plot, four bedroom detached family home is not to be missed. Presented with great taste, we expect this truly immaculate property to be very popular. The property benefits from spacious rooms throughout, with a gorgeous conservatory overlooking a glorious fully enclosed rear garden. The property also benefits from a well maintained, large open front and side garden.

This property is truly not to be missed and must be viewed. When approaching the property, you will be immediately impressed by it's select cul-de-sac position. The attractively presented property is finished to a high standard with plenty of natural light throughout. Entering the front door, you are immediately drawn into a large hallway with cream ceramic tiled flooring. Heading into the stylish living room with a white feature gas fire, this leads to the wonderful conservatory, leading out to the rear garden with a clever use of astroturf and a lovely decked area. The stunning newly fitted kitchen is a focal point of the property. A downstairs WC is located off the utility room.

On the first floor, you will be met by a spacious master bedroom with en suite, together with three well presented bedrooms and a family bathroom.

EPC rating: C
Council tax band: E
Tenure : Freehold

Offers Over £320,000

Entrance hall

16'6" x 10'0" (5.05 x 3.05)

An attractive entrance into the family home which immediately feels very inviting. Complete with ceramic tiles, a window to the front of the property, one radiator and a spacious under the stairs storage cupboard.

Living Room

10'9" x 18'0" (3.29 x 5.49)

A stunning living room with plenty of natural light coming from the bay window to the front, and french doors leading to the conservatory. A feature gas fire, one vertical radiator and one traditional radiator. Natural LVT flooring.

Conservatory

10'8" x 12'9" (3.26 x 3.90)

A beautiful addition to the property, with french doors leading to the rear garden. Carpeted flooring and ceiling fan.

Dining room

12'8" x 11'10" (3.87 x 3.62)

The perfect space to enjoy meals as a family. With carpeted flooring, coving to ceiling and one radiator.

Kitchen

13'7" x 10'5" (4.16 x 3.18)

Newly fitted kitchen with two windows to the front, and one radiator. The natural style kitchen feels bright and inviting, complete with integrated oven and hob, alusplash splashbacks to walls above worktops and complete with natural LVT flooring.

Utility Room

7'4" x 5'7" (2.25 x 1.72)

With a window and door to the rear of the property, there is room for a washing machine and plenty of under sink storage.

Downstairs W.C.

With a frosted window, the downstairs WC is made up of a two piece suite comprising of a hand wash basin and WC.

Landing

14'1" x 13'10" (4.30 x 4.23)

A generous size, with a beautiful arched window to the front. The landing area features doors that lead to the four bedrooms and family bathroom, and contains an airing cupboard.

Master Bedroom

11'5" x 16'6" (3.50 x 5.05)

A sizeable master bedroom complete with two windows to the front of the property, one radiator and area for walk in wardrobe. Fully carpeted flooring.

En Suite

6'6" x 6'3" (2.00 x 1.93)

Frosted window to the rear, the en suite comprises of hand wash basin, wc and fitted shower unit.

Bedroom Two

10'11" x 8'11" (3.35 x 2.74)

With a rear facing window. a favourable arrangement of fitted wardrobes along one wall. One radiator and carpeted flooring.

Bedroom Three

11'4" x 9'7" (3.47 x 2.94)

With a window to the front, fitted wardrobes along one wall, one radiator and carpeted flooring.

Study/ Bedroom 4

11'1" x 7'2" (3.39 x 2.20)

Currently used as a study, this room has two front facing windows, one radiator and carpeted flooring.

Bathroom

10'4" x 8'11" (3.17 x 2.72)

The family bathroom, complete with half tiled walls, has a modern 3 piece suite comprising of hand wash basin, WC and bath with a fitted shower. The bath has the benefit of mermaid shower panels. One radiator, full length wall mirror and vinyl flooring.

Front Garden

This attractive family home is located in a lovely cul-de-sac. Positioned at the front is a well maintained garden area comprising of lawn and plants.

Rear Garden

To the rear is a lovely garden with a clever use of astroturf, an appealing decking area fit with spotlights, and fenced and bricked boundaries. The property also has the benefit of a detached garage with side entrance.

- Corner Plot
- Detached Garage

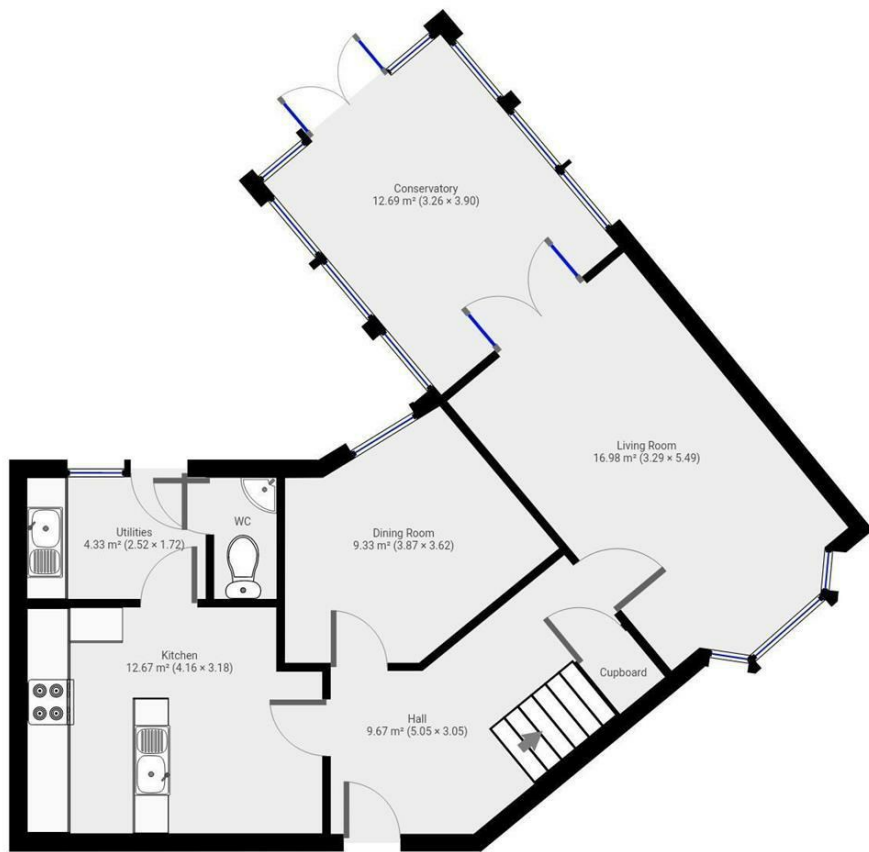
- Detached Home
- Desirable Location

- Seaside Location
- Immaculately Maintained Throughout





Floor Plan



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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	