



## 27 St. Nicholas Drive, Hornsea, HU18 1EW

### £330,000

**\*\* WELL REGARDED LOCATION \*\***

Situated in a highly desirable area of Hornsea, this executive detached property sits in a great sized plot offering ample accommodation and having a lovely, family house vibe, conveniently placed for the amenities available both in and around the town.

This four bedroom property consists of; Entrance Hall, Lounge, Kitchen/diner, conservatory, utility, downstairs shower room, four bedrooms and family bathroom. To the rear you will find a good sized garden, laid mainly to lawn with a porcelain patio area, hot tub, fenced boundaries and an attached garage with up and over door.

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### Front Garden

Driveway and parking.

### Entrance Hall

Side entrance door, with staircase to first floor.

### Cloakroom (wc)

Wash hand basin and w.c.

### Lounge

18'5" x 18'0" (5.62 x 5.49)

Sliding doors to rear, coving to ceiling, carpet and radiators.

### Dining Room

10'0" x 8'9" (3.07 x 2.69)

Oriel bay window to front, French doors to hall. Open plan to kitchen and radiator.

### Kitchen

14'7" x 7'11" (4.46 x 2.43)

Window to front, a range of fitted wall and base units with complimentary work surfaces, single drainer and one and a half bowl sink unit. Gas hob and built in electric oven. Space and plumbing for dishwasher and undercounter fridge. Extractor fan, part tiled walls.

### Utility

17'4" x 6'1" (5.3 x 1.87)

Window to rear and doors to garden, a range of fitted wall and base units with complimentary work surfaces, single drainer and bowl sink, space for washing machine and upright fridge freezer, Ideal logic boiler and part tiled walls.

### Conservatory

18'0" x 13'1" (5.5 x 4)

French doors to garden, carpet.

### Ground Floor Shower Room

7'0" x 5'5" (2.14 x 1.67)

Window to front, vanity sink unit, W.C, shower, tiled walls and vinyl floor, heated towel rail.

### First Floor Landing

Window to side, cupboard and loft access.

### Master Bedroom

12'4" x 11'7" (3.76 x 3.55)

Window to front, built in wardrobes with dresser unit, carpet and radiator.

### Bedroom 2

15'1" x 8'0" (4.61 x 2.44)

Window to rear, carpet and radiator.

### Bedroom 3

10'2" x 8'0" (3.1 x 2.44)

Window to rear, built in wardrobes, carpet and radiator.

### Bedroom 4

10'5" x 7'2" (3.18 x 2.19)

Window to side, carpet and radiator.

### Bathroom

8'3" x 5'11" (2.53 x 1.82)

Window to side, pedestal wash hand basin, panelled bath and w.c, extractor fan, part tiled walls and radiator.

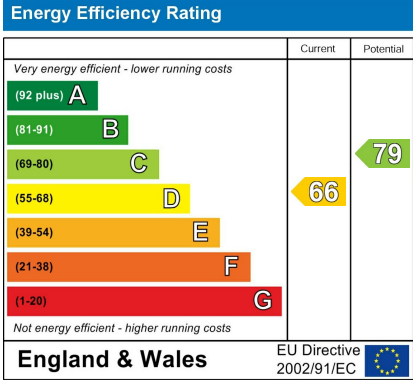
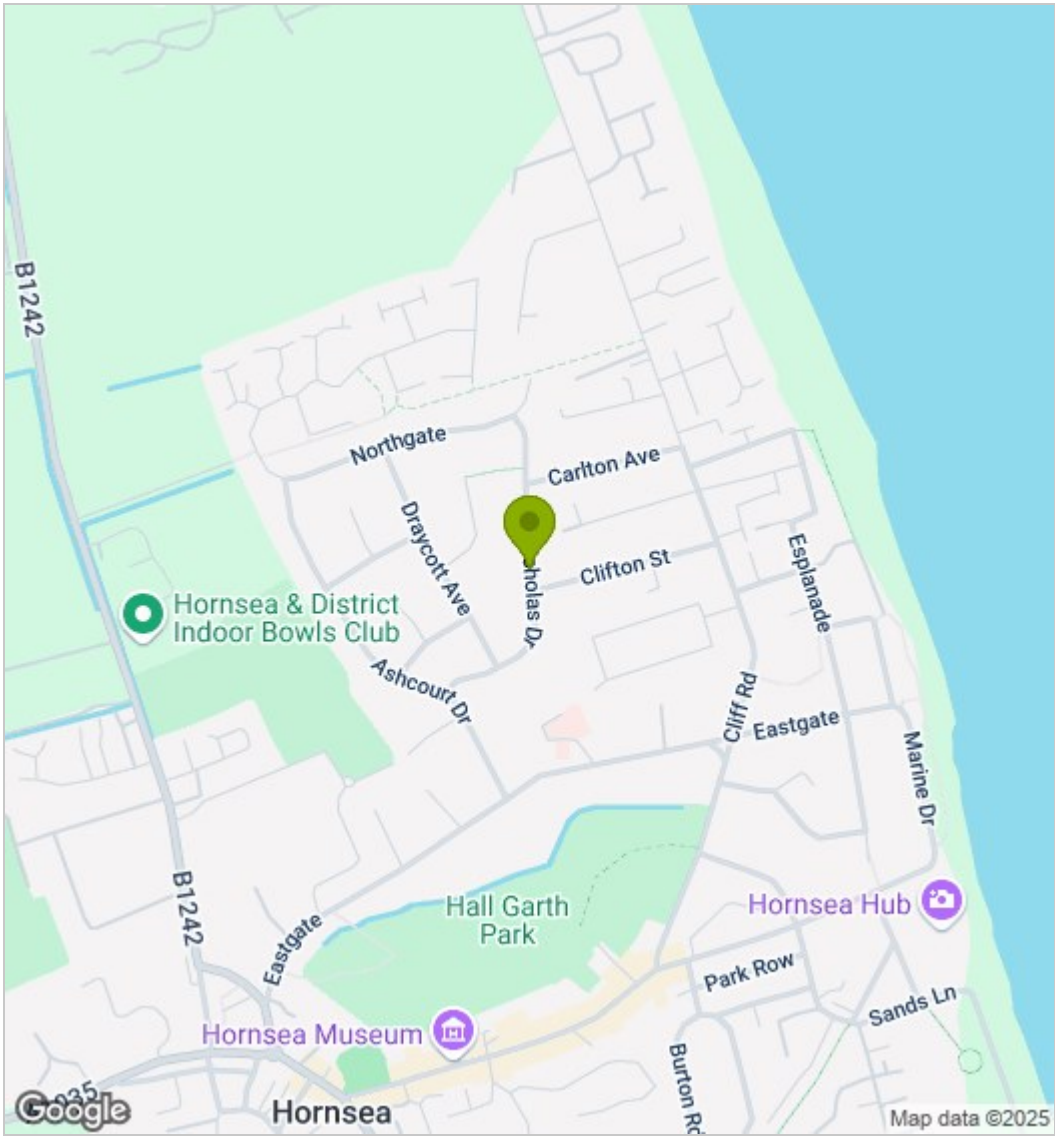
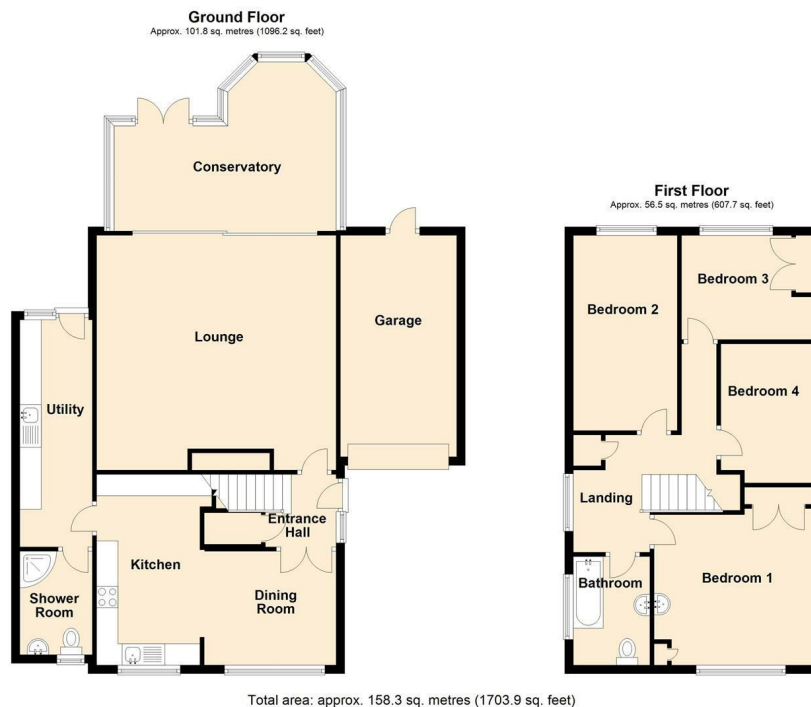
### Rear Garden

Laid mainly to lawn with porcelain patio area, hot tub (bought new in 2022), fenced boundaries, garden shed and greenhouse.

### Garage

Attached garage with up and over door.





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