



84 Ashcourt Drive, Hornsea, HU18 1HF

£279.950



**\*\* CHAIN FREE \*\***

Superb opportunity to purchase a great sized family home with a south facing rear garden on the ever popular Ashcourt Estate. Boasting spacious through lounge diner and fabulous size conservatory along with kitchen and separate utility to the ground floor and 4 double bedrooms (master en suite) and family bathroom to the first floor.

The property also benefits from paved parking/drive leaving to integral garage and south facing rear garden.

Floorplan comprises:- Entrance Hall, Living Room, Dining Room, Conservatory, Kitchen, Utility Room, Cloakroom (W.C), 4 Bedrooms (Master with en suite) Family Bathroom.

EPC - C

Council Tax - E

Tenure - Freehold

### Front Garden

Paved Driveway, Parking for 1 Vehicle, Lawn

### Entrance Hall

Entrance door, Window to front of property, Staircase to first floor, Under stairs cupboard, Radiator, Spindle banister

### Cloakroom WC

Window to side of property, WC, Wash hand basin, Part tiled walls, Radiator, Tiled floor, Covings

### Lounge

19'3" x 11'4" (5.87 x 3.46)

Bay window to front of property, Covings to ceiling, 2 x Radiator, Open plan to dining room, Laminate flooring

### Dining Room

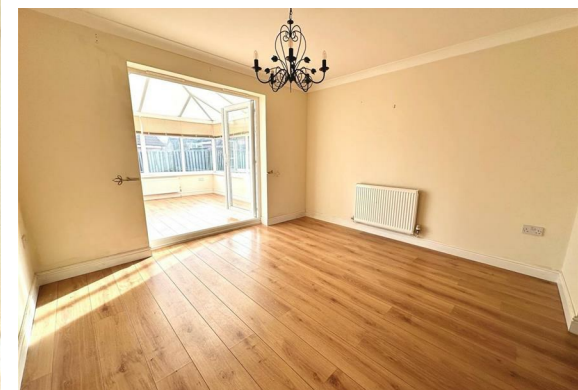
11'3" x 10'9" (3.45 x 3.28)

French doors to conservatory, Covings to ceiling, Radiator, Open plan to living room, Laminate flooring

### Kitchen

14'4" x 11'7" (4.37 x 3.54)

Window to rear of property, Fitted wall and base units, Work surfaces, Single drainer 1/2 bowl sink, Gas Hob, Built in double electric oven, Part tiled walls, Tiled flooring, Extractor fan, Radiator





### Utility

6'3" x 6'2" (1.91 x 1.88)

Window to rear of property, Doors to garden, Work surfaces, Stainless single drainer with bowl sink, Part tiled walls, Tiled flooring, Extractor fan, Radiator, Plumbing and space for washing machine and tumble dryer, Coving to ceiling

### Conservatory

11'7" x 11'2" (3.54 x 3.41)

Window to side and rear of property, French doors to garden, Radiator, Laminate flooring



### First Floor Landing

Spindle banister, Loft access

### Master Bedroom

13'3" x 11'3" (4.06 x 3.45)

Two windows to front of property, Radiator, Carpet

### En-Suite

8'3" x 5'6" (2.54 x 1.68)

Window to side of property, WC, Pedestal wash hand basin, Panelled bath, Tiled floor, Part tiled walls, Extractor fan, Radiator



### Bedroom Two

11'3" x 10'10" (3.44 x 3.32)

Window to front of property, Radiator, Carpet

### Bedroom Three

9'3" x 7'10" (2.82 x 2.41)

Window to rear of property, Radiator, Carpet

### Bedroom Four

11'1" x 9'11" (3.38 x 3.04)

Window to rear of property, Carpet, Radiator

### Bathroom

7'3" x 5'3" (2.23 x 1.62)

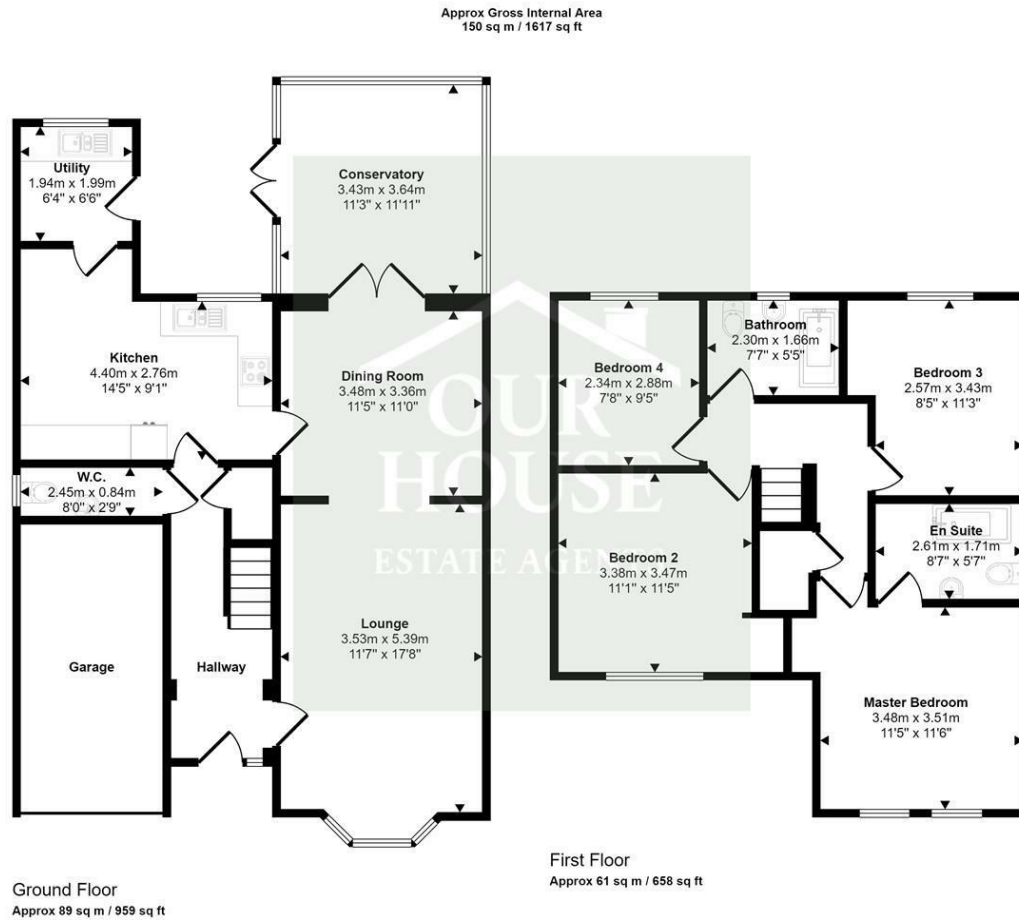
Window to rear of property, WC, Pedestal wash hand basin, Panelled bath (with over shower), Tiled floor, Part tiled walls, Extractor fan, Radiator



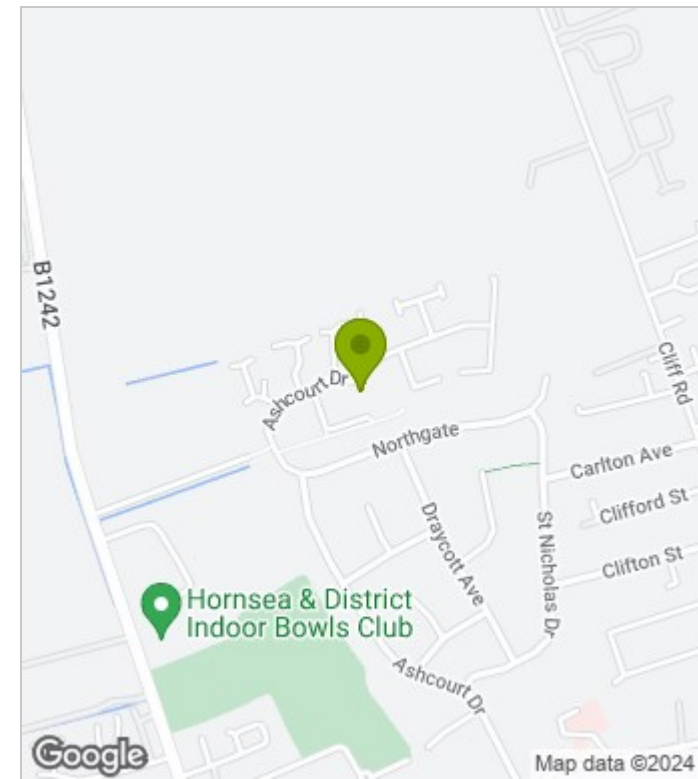
### Rear Garden

Laid mainly to lawn, Patio paved area, Fenced boundaries, Outside tap





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Viewing

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Our House Estate Agents

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