



Westbourne Carlton Avenue, Hornsea, HU18 1JG

£299.950



This spectacular, key ready family home boasts stunning decor throughout, plenty of parking and a south facing garden. In a popular residential area with four bedrooms and a solid staircase leading to a large open loft area, this home is perfect for anyone looking for spacious and versatile living. Comprising of Lounge, kitchen diner, separate dining room, bedroom four/reception room, ground floor W.C/cloakroom, to the first floor there's another three double bedrooms with En Suite to the master, bathroom and staircase leading to loft space.

Viewing is essential, call Our House on 01964 532121

EPC- C
Council Tax- D
Tenure- Freehold

Front Garden

Driveway with parking for several cars.

Entrance Hall

Entrance door with windows to either side, staircase to first floor, under stairs cupboard, radiator.

Cloakroom (W.C)

10'10" x 4'11" (max) (3.32 x 1.52 (max))
Window to side of property, W.C, vanity wash hand basin, tiled walls, space for dryer, tiled flooring.

Lounge

16'6" x 12'2" (5.04 x 3.71)
Window to front of property and round feature window to side of property, electric fire, coving to ceiling, radiator, doors to dining room, carpeted.

Dining Room

12'2" x 11'1" (3.71 x 3.4)
Window to side of property, French doors to rear garden, coving to ceiling, radiator, parquet style flooring, double doors to lounge.

Breakfast Kitchen

17'3" x 12'11" (max) (5.27 x 3.95 (max))
Windows to side and rear of property, cream fitted wall and base units, wood effect work surfaces, sink with single drainer, Chefmaster range, extractor hood, Laminated flooring, verticle radiator, built in seating area.





Playroom/Office

10'11" x 8'2" (max) (3.33 x 2.5 (max))
Window to front of property, coving to ceiling, radiator.

First Floor Landing

Window to front of property, cupboard, spindle banister, door to staircase to 2nd floor.

Boarded loft space

30'1" x 18'7" (9.18 x 5.67)
Window to side of property.

Master Bedroom

13'2" x 12'2" (4.02 x 3.71)
Windows to side and rear of property, archway to en-suite, radiator, spotlights, carpeted.

En-suite

10'6" x 9'3" (3.22 x 2.82)
Window to side of property, W.C, vanity unit wash hand basin, double ended jacuzzi bath, step in corner shower, heated towel rail, bidet, tiled flooring.

Bedroom 2

14'7" (max) x 11'5" (4.45 (max) x 3.5)
Windows to side and from of property, coving to ceiling, radiator.

Bedroom 3

11'7" x 11'0" (3.55 x 3.36)
Window to front of property, coving to ceiling, radiator, spotlights, carpeted.

Bathroom

12'11" x 6'3" (3.96 x 1.92)
Window to side of property, W.C, vanity unit wash hand basin, panelled bath, step in shower, heated towel rail, tiled walls, tiled flooring.

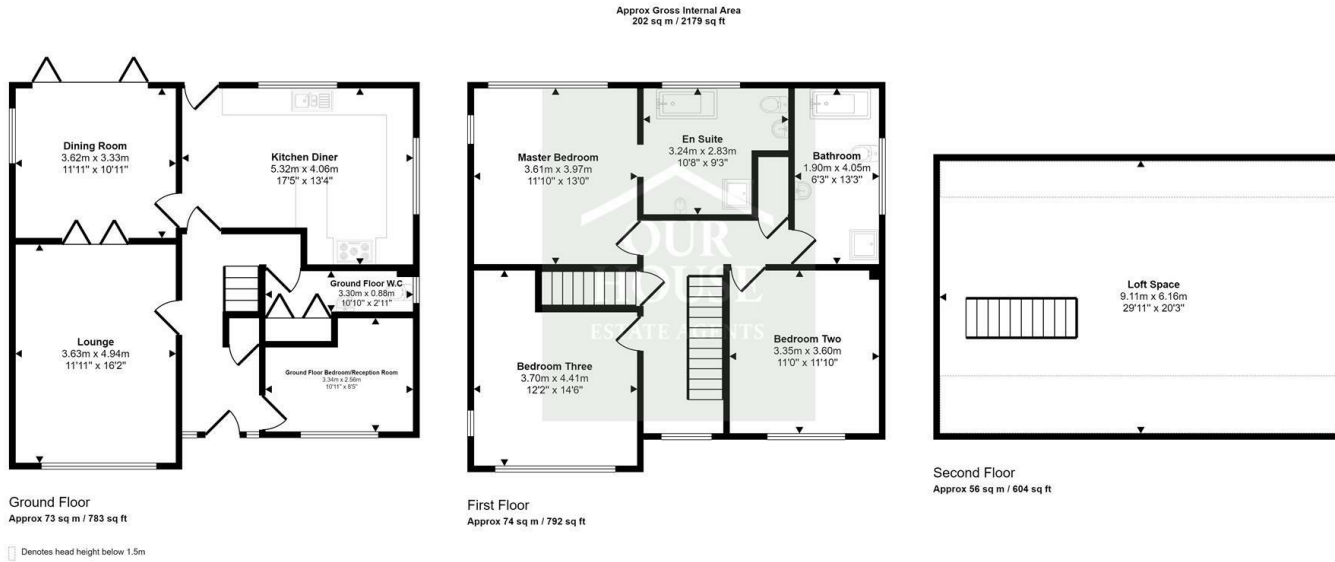
Rear Garden

Laid mainly to lawn, paved area, side access, walled boundaries, planted borders.

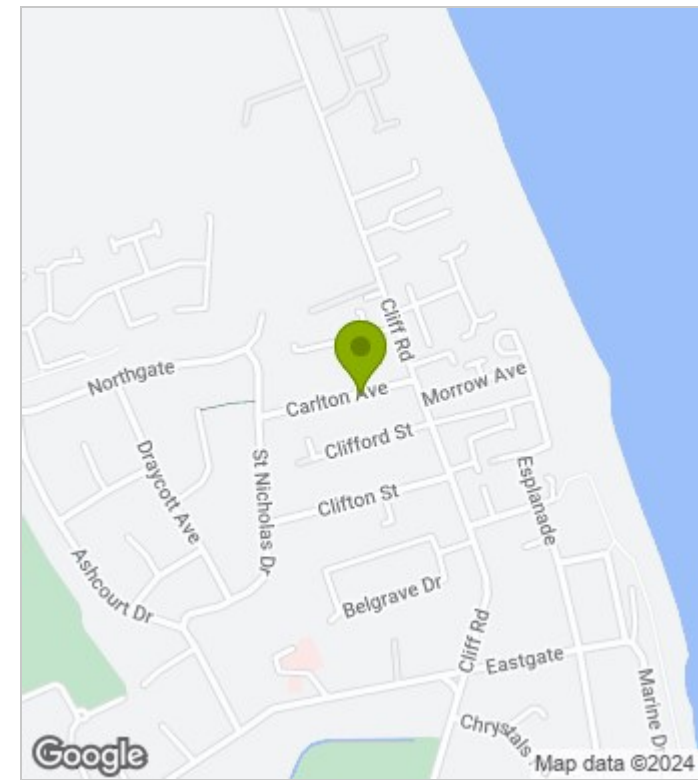
Garage

Detached.





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		85
(69-80) C	72	
(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	

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

20 Newbegin Hornsea, East Yorkshire, HU18 1AL

T. 01964 532121 | E. office@ourhouseestateagents.co.uk