



15 Draycott Avenue, Hornsea, HU18 1EX

Offers Over £300,000



**** MODERN, SPACIOUS, KEY-READY BUNGALOW!! ****

This stunning example of a true bungalow has been lovingly renovated by the current owners. In 2019 the property was transformed into the modern, bright, open space you now see in the pictures, the renovation included new windows and doors, boiler, kitchen, bathroom and thorough redecoration. The property has a wrap-around garden, garage and parking for 2 cars externally and internally there is a large open plan living/dining/kitchen, 3 bedrooms, bathroom and separate W.C.

This is sure to be a popular property so book a viewing now to avoid disappointment.

EPC - C
Council Tax - D
Tenure - Freehold

Front Garden

Good size front garden mainly laid to lawn

Entrance Hall

Entrance Door, Cupboard, 2 x Radiators, Loft Access, Carpet

Cloakroom WC

Window to front of property, WC, Pedestal wash hand basin, Radiator, Laminate flooring

Through Lounge Diner

22'9" x 14'6" (6.95 x 4.44)

Window to front of property, 2 circular windows to side of property, 1 window to rear of property, Doors to garden, fireplace, Coving to ceiling, 2 x Radiators, Laminate flooring





Kitchen

13'5" x 10'5" (4.1 x 3.19)
Window to rear of property, Fitted wall and base units, Work surfaces, Stainless single drainer 1/2 bowl sink, Built in gas hob, Built in double electric oven, Coving to ceiling, Extractor fan over cooker, Radiator, Open plan living room, Built in fridge freezer, washing machine and dishwasher, Laminate flooring



Master Bedroom

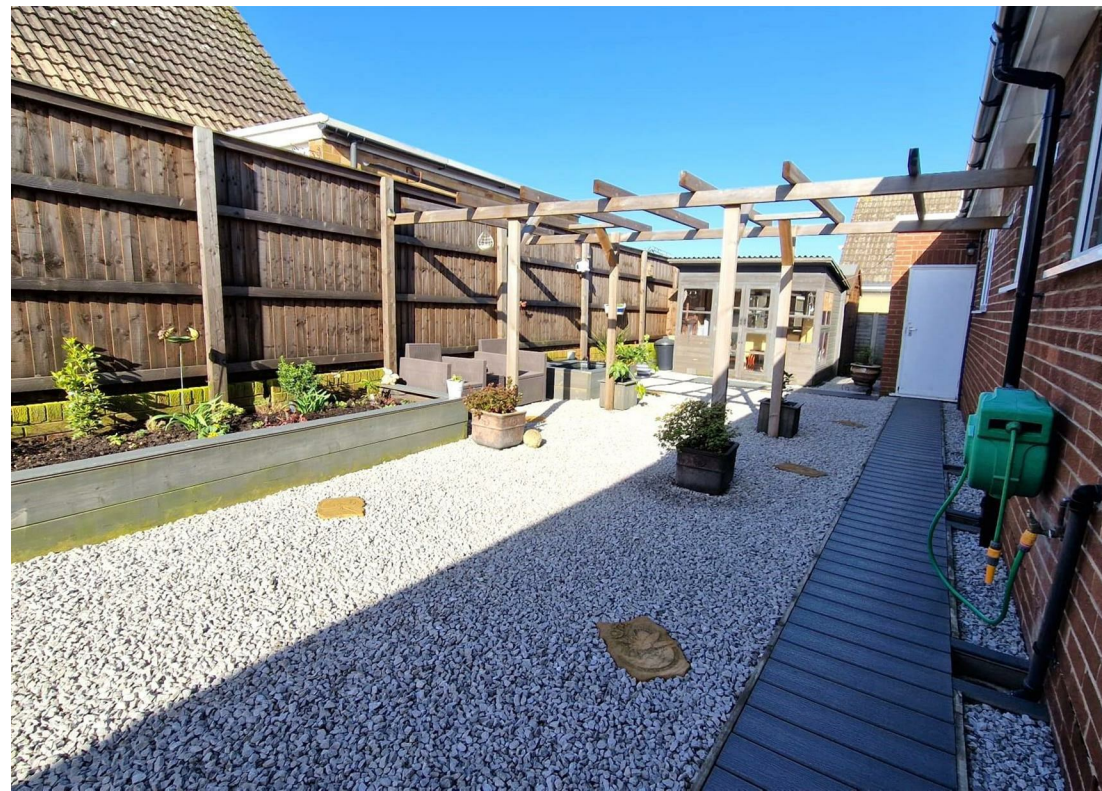
13'2" x 10'6" (4.02 x 3.22)
Window to rear of property, Built in wardrobes, Radiator, Carpets

Bedroom 2

11'11" x 8'3" (3.65 x 2.53)
Window to front of property, Built in wardrobes, Radiator, Carpets

Bedroom 3

11'8" x 9'7" (3.57 x 2.94)
Window to front of property, Built in wardrobes, Radiator, Carpets



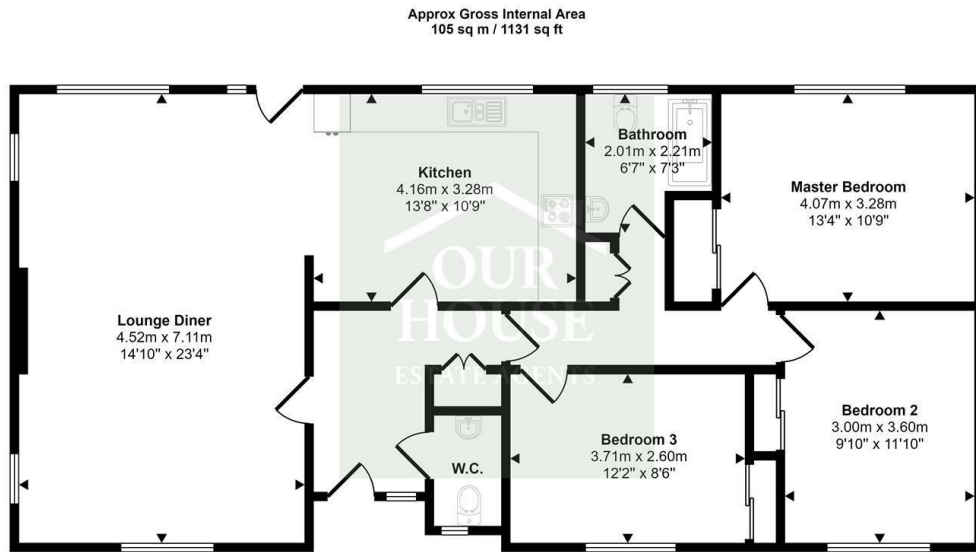
Bathroom

7'1" x 6'4" (2.16 x 1.95)
Window to rear of property, WC, Pedestal wash hand basin, Panelled bath, Tiled walls, Radiator, Laminate flooring

Rear Garden

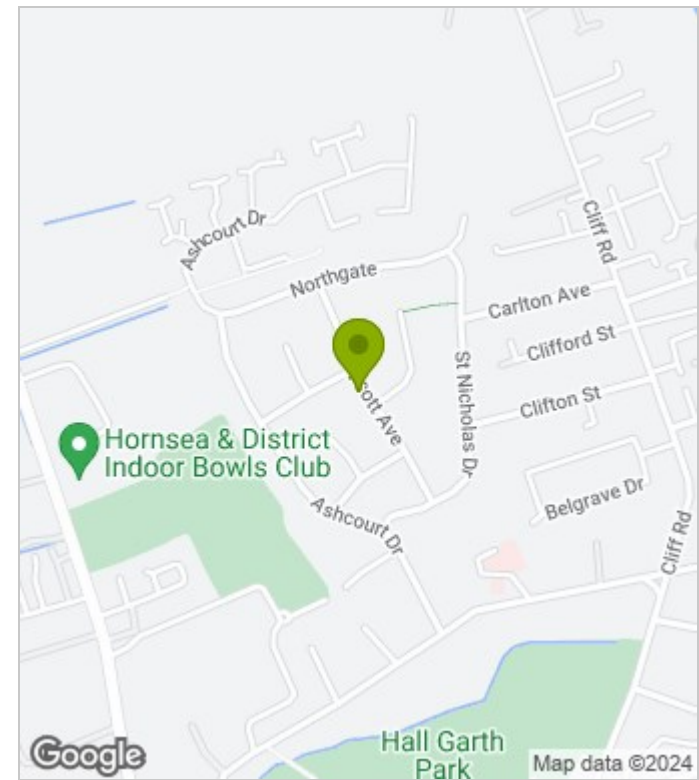
Mainly gravelled, Fenced boundaries, Gate to side, Summer house, Arbour, Raised beds, Raised composite decking





Floorplan

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		83
(69-80) C	70	
(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.

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