



207 Ashcourt Drive, Hornsea, HU18 1HR

£285,000





**\*\*EXECUTIVE, KEY READY PROPERTY \*\***

Our House are thrilled to offer to the market this beautiful 4 bedroom detached property. Situated on a quiet cul-de-sac with a large green to the front and not overlooked at the rear!!

This is a very desirable plot in the ever popular Ashcourt Drive area.

The property was built in 2017 by Persimmon homes and so benefits from all the mod-cons that would be expected from a new build property. Offering spacious living downstairs with an extra reception room and 4 great size bedrooms (one with en suite) plus family bathroom on the first floor, this is the perfect home for the growing family or someone looking for versatile living.

EPC - B

Tenure - Freehold

Council Tax - D

**Front Garden**

Laid to lawn with dropped curb and driveway.

**Entrance Hall**

Entrance Door with staircase to first floor and laminate wood flooring.



**Lounge**

15'11" x 10'11" (4.86 x 3.35)

Front aspect window with french doors to kitchen diner. Wooden floor and radiator.

**Kitchen Diner**

18'3" x 10'2" (5.58 x 3.12)

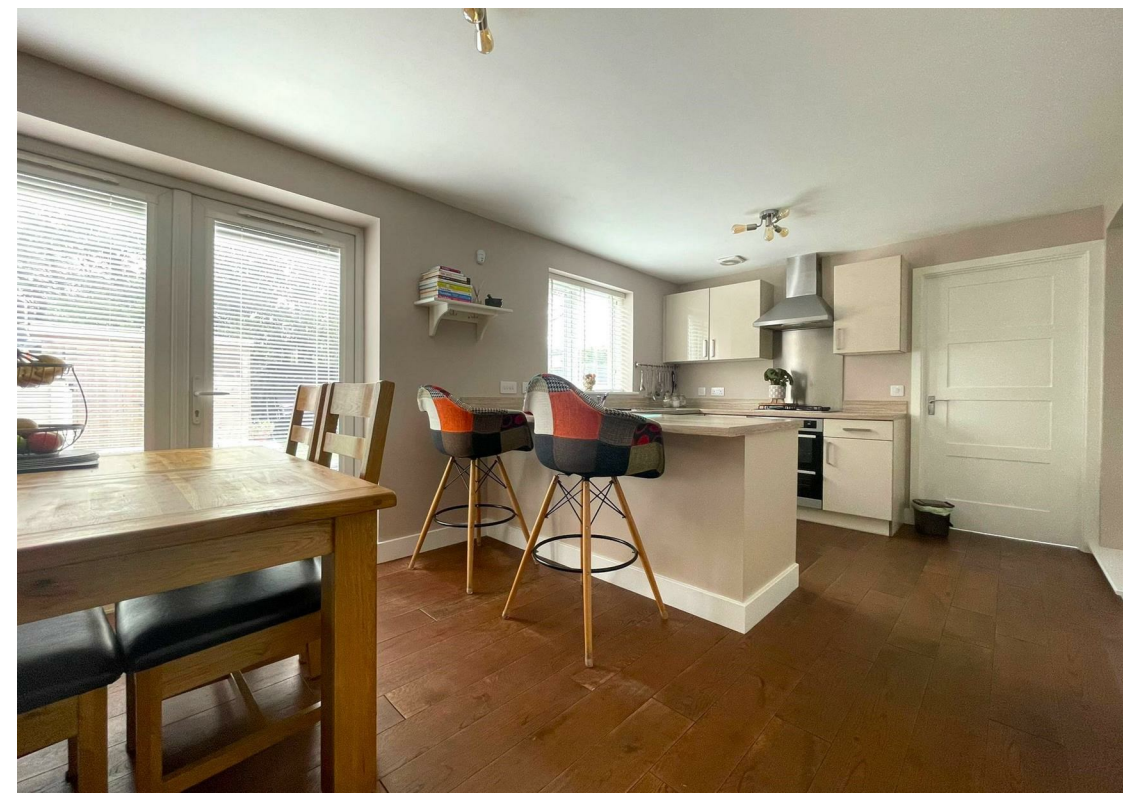
Rear aspect window and French doors to the garden. Fitted wall and base units, work surfaces, stainless steel, single drainer 1 1/2 bowl sink. Built in electric oven and gas hob, built in dishwasher and fridge. Extractor fan, radiator and wooden flooring. Under stairs cupboard.



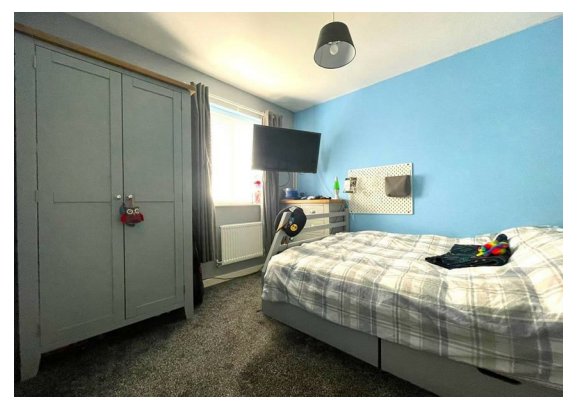
**Snug**

15'5" x 8'9" (4.72 x 2.68)

Formerly garage converted into a versatile room currently used as a second lounge/snug. Front aspect window and radiator.







#### Utility

7'1" x 5'3" (2.16 x 1.61)

Fitted wall units housing boiler. Side aspect window and door to side. Space for dryer and space and plumb for washing machine. Extractor fan, radiator and wooden flooring.

#### Downstairs Cloakroom W.C

Rear aspect window, W.C, pedestal wash hand basin, partly tiled walls, radiator and vinyl flooring.

#### Master Bedroom

13'5" x 11'4" (4.09 x 3.39)

Front aspect window, built in wardrobes and cupboard. Radiator and carpet.

#### En Suite

6'0" x 5'0" (1.85 x 1.54)

Side aspect, W.C, pedestal wash hand basin, step in shower, heated towel rail, extractor fan and vinyl floor.

#### Bedroom Two

Front aspect window, radiator and carpet.

#### Bedroom Three

9'8" x 7'3" (2.95 x 2.21)

Rear aspect window with carpeted flooring and radiator.

#### Bedroom Four

Rear aspect window, carpet, radiator.

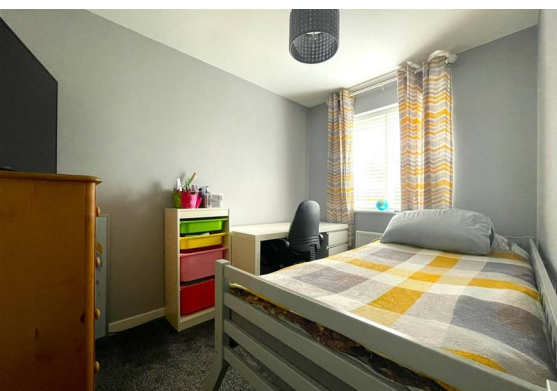
#### Bathroom

6'9" x 6'3" (2.07 x 1.91)

Rear aspect window, W.C, pedestal wash hand basin, panelled bath, heated towel rail, partly tiled walls and extractor fan.

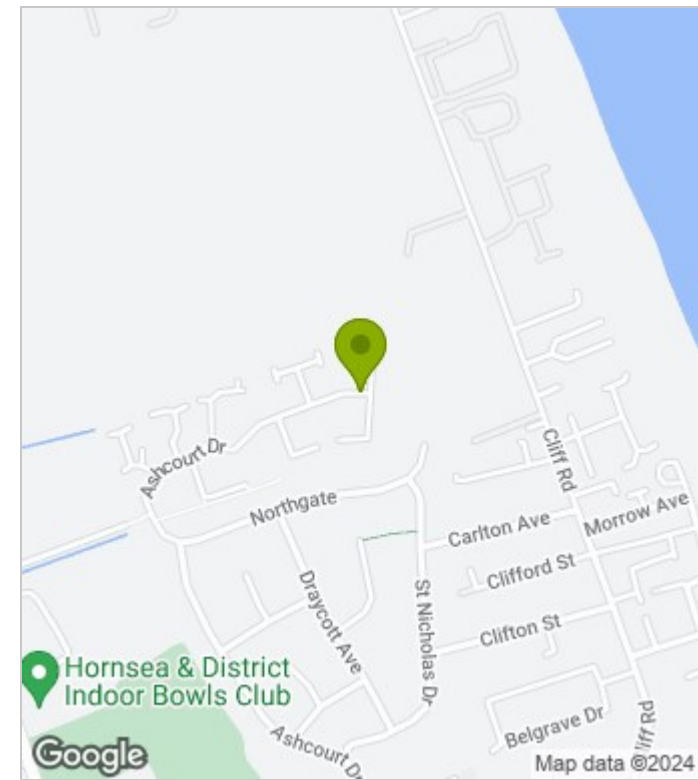
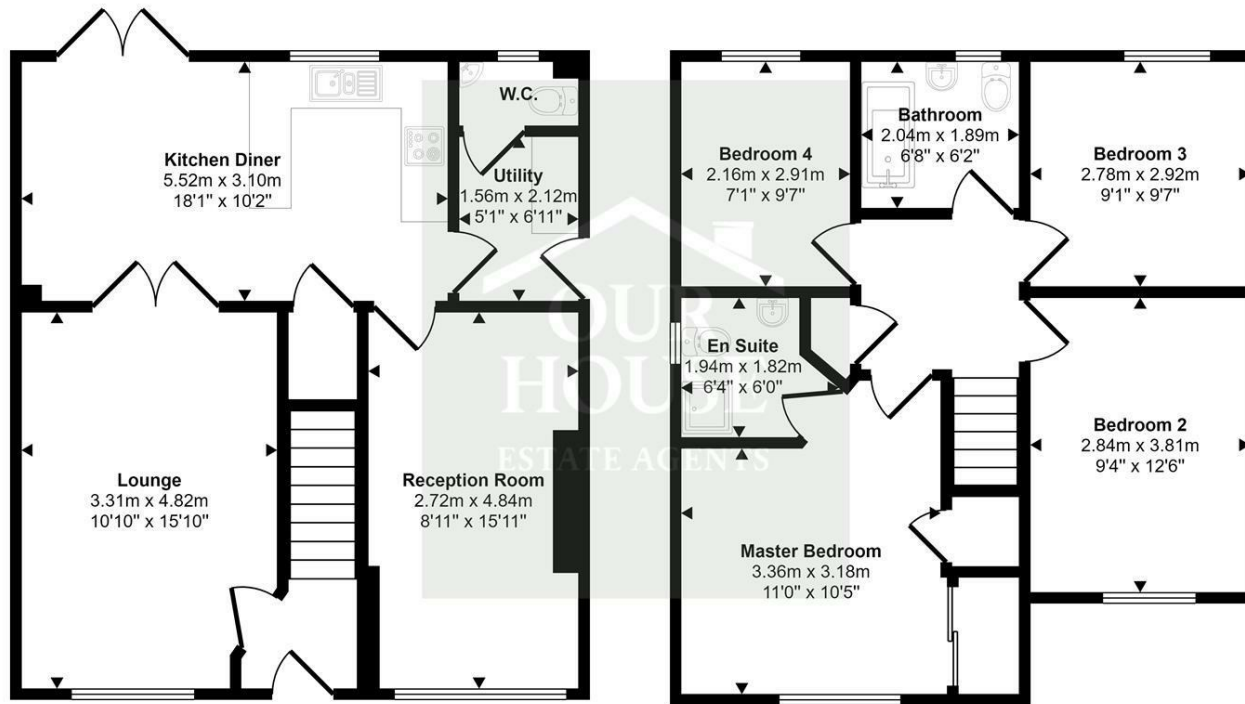
#### Rear Garden

Laid mainly to lawn with artificial grass, large garden shed, fenced boundaries with a paved area.





Approx Gross Internal Area  
115 sq m / 1235 sq ft



**Energy Efficiency Rating**

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>93</b> |
| (81-91) <b>B</b>                            | <b>83</b>                  |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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.

**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 firms 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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