



Mill Court Atwick Road, Hornsea, HU18 1DZ

£495,000



Tucked away in a central location, in the shade of an old mill is this fabulous three bedroomed, detached bungalow. Nestled in private grounds of just over a third of an acre, this property has so much to offer and really is a hidden gem!

The property and it's grounds have been subject to much love and improvements by the current owners and credit to them, they have made it into a stunning home.

Offering three great sized double bedrooms, master with ensuite and family bathroom, the property also boasts beautiful handmade kitchen, spacious living room which opens into the dining room, useful utility room and entrance hall internally. All external doors and windows are hardwood, adding yet another touch of luxury. Externally is ample parking for multiple vehicles, garage and beautiful, private gardens.

This property simply must be viewed!

EPC: Awaited

Tenure: Freehold

Council Tax: D

#### Front Garden and Driveway

Well kept, gravelled entrance driveway with ample parking for 7-8 cars. Planted borders.

#### Entrance Hall

7'3" x 6'9" (2.21 x 2.07)

Entrance door, tiled floor, coving and radiator.

#### Inner Hall

Solid wood floor, build in cupboards, radiator and loft access - The loft is part bordered with lighting and pull down ladders.

#### Lounge

26'6" x 15'8" (8.09 x 4.78)

Beautiful and spacious lounge with feature stone fireplace housing gas fire, solid wood flooring and two radiators. There is an open square arch with sliding doors to the dining room. Coving to the ceiling.

#### Dining Room

17'5" 10'9" (5.31 3.3)

French doors opening out to the garden, open square arch to living room with sliding doors and solid wood flooring. Coving to the ceiling and radiator.

#### Kitchen

14'3" x 10'8" (4.36 x 3.26)

Stunning bespoke, handmade kitchen with a good range of wall and base units with wooden worksurfaces over. Window to the front aspect and Velux window. Belfast sink, gas Range style oven with extractor hood over and gas cooker point. Tiled flooring with underfloor heating and part tiled walls. Built in slimline dishwasher and fridge/freezer.





#### Utility Room

6'10" x 4'4" (2.09 x 1.33)

Front facing window. Space and plumb for washing machine and space for tumble drier with work surface over. Tiled flooring.

#### Master Bedroom

14'0" x 9'11" (4.28 x 3.04)

Front and side facing windows. Built in cupboard. Solid wood floor, coving to ceiling and radiator.

#### Ensuite

6'9" x 5'5" (2.06 x 1.66)

Window to the front aspect. Tiled floor with underfloor heating, three piece suite comprising of step in shower, pedestal wash hand basin and W.C. Tiled walls, radiator and extractor fan.



#### Bedroom Two

13'11" x 11'3" (4.26 x 3.43)

Window to the side and French doors to the rear. Built in cupboard, solid wood floor, coving to the ceiling and radiator.

#### Bedroom Three

13'11" x 11'4" (4.26 x 3.47)

Two windows overlooking the rear garden. Built in cupboard, solid wood floor and radiator.

#### Bathroom

7'8" x 6'9" (2.36 x 2.08)

Window to the front aspect. Tiled walls and tiled floor with underfloor heating. Three piece suite comprising of panelled bath, pedestal wash hand basin and W.C. Heated towel rail, radiator and extractor fan.



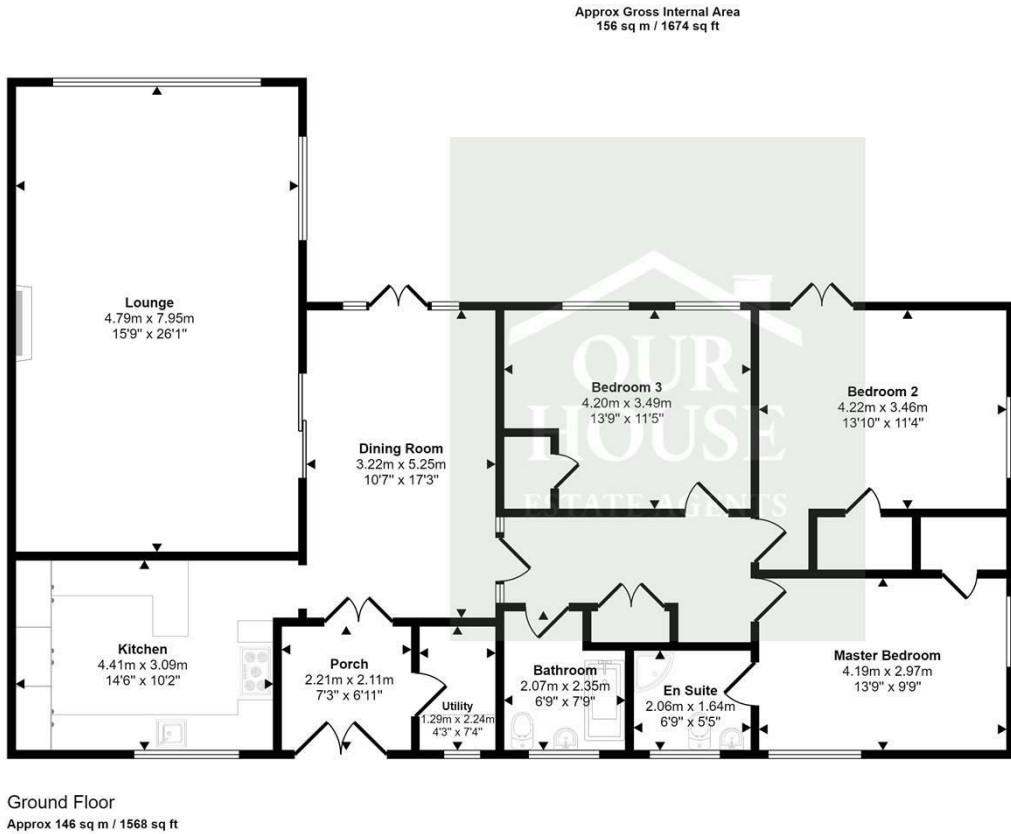
#### Rear Garden

A gardeners delight! This beautiful south facing garden is mainly laid to lawn but also well stocked with mature plants, shrubs and trees to the borders. There is also a paved patio area which makes this garden a great space for entertaining and families alike. There is a plentiful amount of storage space too, with two sheds (one with power), a greenhouse and lovely summer house also with power and lights.

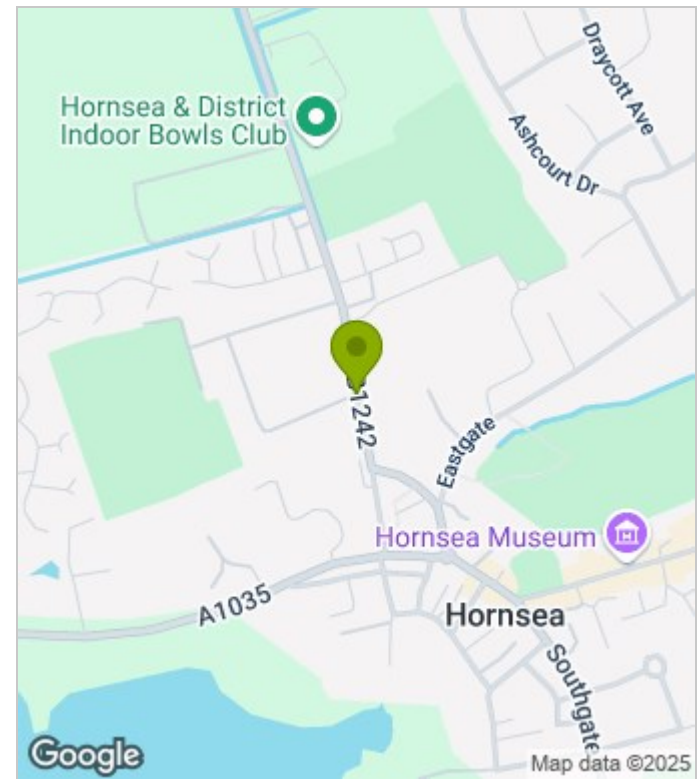


#### Garage

Detached modern timber framed garage with barn style doors and personnel door to the side. Light and power points.



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                                   |         |                         |
| (69-80) C                                   |         |                         |
| (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.

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