



Rolston Road, Hornsea £765,000



This exceptional detached residence is perfectly located adjacent to Hornsea Golf Course and stands proudly in its spacious grounds. Having undergone a full, no expense spared transformation by the current vendors in 2023 the property absolutely must be viewed, especially if you're looking for an individual, executive style property. Since its transformation the property now boasts the modern convenience of a new build but retains all of the charm and grandeur of this individually designed 1920's period home.

Every room has been thoughtfully planned and as you enter through the impressive entrance hall, you are greeted with how well the modern has been blended with the period. Our favourite ground floor room is the open plan living kitchen fitted with all the mod-cons you would expect along with a sociable cosy seating area that leads through to the bright and airy dining room complete with roof lantern and doors leading out to the garden. Other rooms to the ground floor are formal lounge, snug, utility room, pantry and W.C.

The first floor boast galleried landing and five impressive bedrooms. The master suite having ensuite shower room, walk in wardrobe and Juliette balcony with views to the sea. A further double bedroom is complemented by an ensuite and there is also the family bathroom to this floor.

Externally, the property is nestled within its own grounds to all sides. To the front of the property is generous parking for multiple vehicles and driveway leading to the double garage with workshop and W.C. The rear garden has sunken patio area with the grounds beyond being laid mainly to lawn, with numerous trees.

EPC - C
Council Tax - E
Tenure - Freehold

Front Garden

Gravelled with parking for multiple vehicles

Entrance Hall

13'9" x 13'9"

Spacious and well designed hallway with two storage cupboards and access to the kitchen, lounge and downstairs Cloakroom/W.C. Staircase with spindle banister and LVT Flooring.

Open Plan Living, Kitchen, Diner

28'10" x 27'6" x 12'5"

Stunning 'L' shaped area with a modern kitchen fully equipped with fitted wall and base units, work surfaces and a kitchen island with storage, built in electric hob and breakfast bar. Integrated appliances including wine fridge, electric oven and dishwasher, with space for an American style fridge freezer. Single drainer, stainless steel bowl sink overlooking the fabulous garden space.

Just off the kitchen area you will find a good sized, walk-in pantry with light fittings. Adjacent to the kitchen area is a sociable area currently used as a seating area.

Towards the rear of the property, situated under an impressive roof lantern is the current dining area. Perfect for hosting or enjoying family meals with a view. The rear garden is easily accessed with patio doors opening onto a patio area. With click lock LVT flooring, spotlights throughout and great use of space, this room really gives off a luxurious vibe.

Utility

8'2" x 10'2"

Equipped with fitted wall and base units, single drainer, stainless steel sink, space and plumb for washing machine, space for tumble

dryer and access the properties plant room. Integral access to the garage,

Snug Room

13'9" x 10'9"

Accessed via the kitchen, this snug room was originally the old maids scullery and is tucked away perfectly. With a front aspect window, carpeted flooring and spotlights.

Lounge

22'7" x 13'5"

With a feature corner window and patio doors to the rear, this room has an abundance of natural light. Situated centrally is a multifuel log burner with stone surround and hearth, complimented by carpeted flooring, this space holds a cosy feel without compromising on space.

Cloakroom W.C

Front aspect window, pedestal wash hand basin, W.C, vinyl flooring and sensor automatic lights.

First Floor Landing

Fabulous split level, galleried landing with switchback staircase and spindle banister.

Master Bedroom

22'7" x 17'0" x 12'1"

Front aspect, Velux window and patio doors opening onto a Juliet balcony to ensure plenty of natural light. Walk in wardrobe and En suite. Carpeted flooring and spotlights. loft access.

En Suite Shower Room

7'10" x 5'6"

Step in shower, pedestal wash hand basin,

and W.C. Heated towel rail, extractor fan and vinyl flooring.

Bedroom Two

17'0" x 13'9"

Rear aspect window with sea views in the distance. Walk-in wardrobe and en-suite. Carpeted flooring, radiator and loft access.

En-Suite Shower Room

Window to the side aspect, step in shower, pedestal wash hand basin and W.C. Heated towel rail and vinyl flooring.

Bedroom Three

12'5" x 17'0"

Two, rear aspect windows, over looking the garden and sea views in the distance. Carpeted and loft access.

Bedroom Four

10'9" x 12'9"

Rear aspect window overlooking the rear garden with sea views in the distance. Carpeted and loft access.

Bedroom Five

10'9" x 10'5"

Currently used as an office, with a front aspect window, timber roof beam, carpeted flooring and radiator.

Bathroom

7'2" x 12'5"

Front aspect window, pedestal wash hand basin, freestanding slipper bath, step in shower, W.C, extractor fan, radiator and vinyl flooring.

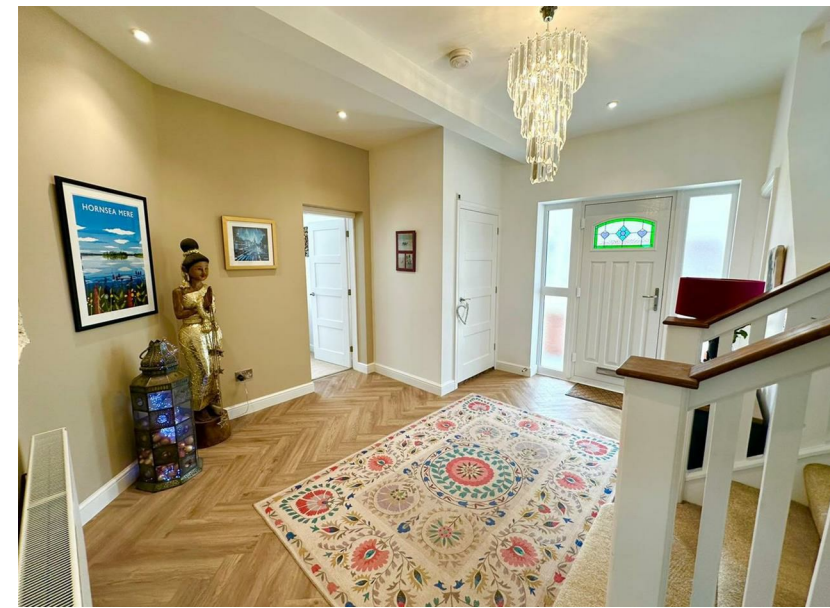
Double Garage and Workshop

15'1" x 26'10" x 19'0"

Integral garage with electric up and over door. Light and electric points with electric car charging point. Workshop area to the rear with separate W.C and wash hand basin also housing boiler. Door to the rear garden.

Rear Garden

Laid mainly to lawn with fenced boundaries and sunken patio areas for multifunctional use.

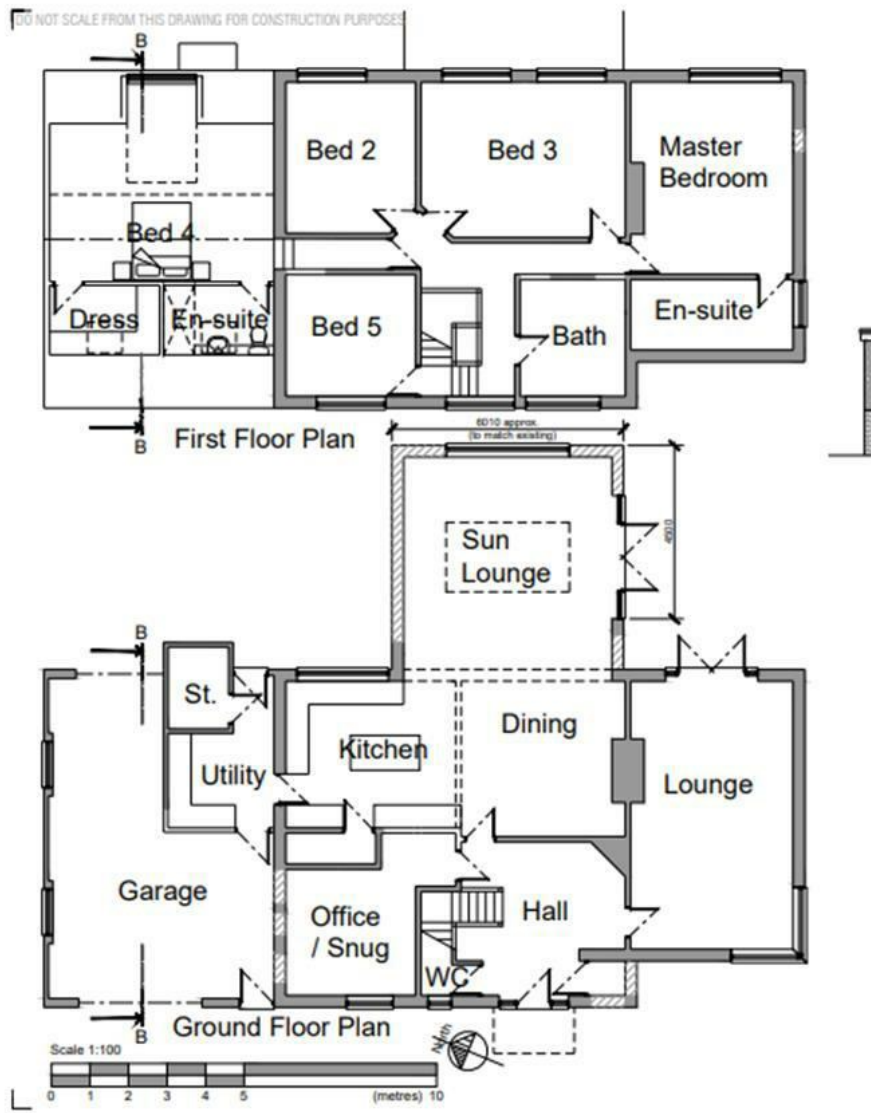












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	80
	EU Directive 2002/91/EC	



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