



70 Ashcourt Drive, Hornsea, HU18 1HF

Offers In The Region Of £298,000



**\*\* EXECUTIVE DETACHED PROPERTY \*\***

This delightful, 4 bedroom family home occupies a corner plot and offers light and space throughout! The living space flows from the main entrance hall and offers a well equipped kitchen, utility room, Cloakroom (W.C), dining room and dual aspect living room. To the first floor there are 4 good sized bedrooms and both a family bathroom and en-suite off the main bedroom (both finished to a high standard). Externally the property has private parking for 2 cars and garage to the front, to the rear there is a low maintenance, private, south facing garden to enjoy those long summer evenings.

EPC - C  
Council Tax - E  
Tenure - Freehold

**Front garden**

A paved driveway able to park two cars.

**Entrance Hall**

Plenty of light let in from its front window, followed by a staircase with spindle banisters and storage in the under stairs cupboard. Laminated floor and radiator included.

**Cloakroom (WC)**

A rear window looking out onto the garden, with its pedestal wash hand basin and beautiful grey tiles, radiator and WC!

**Lounge**

11'3" x 17'5" (3.43 x 5.32)

A front facing bay window, nice wood fireplace (electric), coving ceiling, engineered wood flooring, marble effect hearth and patio doors leading to back garden.

**Dining Room**

10'2" x 13'6" (3.10 x 4.13)

A bay window with a clear view of the back garden, beautiful coving ceiling, radiator and laminated flooring.

**Breakfast Kitchen**

13'5" x 10'5" (4.09 x 3.19)

With its matching grey tiles covering the walls, built in electric oven, fitted wall and bass units and natural wooden work surfaces, this modern kitchen is everything you could want. It has two good size front facing windows for that natural lighting and view of the garden.





#### Utility

8'3" x 5'8" (2.53 x 1.73)

It has its fitted base units, space for a dryer, partially tiled walls, doors leading to garden, radiator and a bowl sink!

#### First Floor Landing

Includes a front facing window and radiator.

#### Master Bedroom

11'7" x 16'9" (3.54 x 5.13)

Carpeted bedroom with two front facing windows and a rear view window. Radiator and dressing area included.



#### En-Suite

5'8" x 6'3" (1.73 x 1.93)

Tiled floor and walls, a step in shower and pedestal wash hand basin and rear view window which includes a radiator and extractor fan.

#### Bedroom 2

11'3" x 10'4" (3.43 x 3.16)

Carpeted bedroom with radiator and front facing window included.

#### Bedroom 3

12'1" x 8'7" (3.69 x 2.62)

Carpeted bedroom with radiator and front facing window included.

#### Bedroom 4

11'1" x 6'9" (3.39 x 2.08)

Carpeted bedroom with two front facing windows and a radiator included.



#### Bathroom

7'1" x 10'7" (2.18 x 3.23)

Includes rear window, pedestal wash hand basin, tiled floor and walls, extractor fan and radiator. It also features a corner panelled bath with shower over.



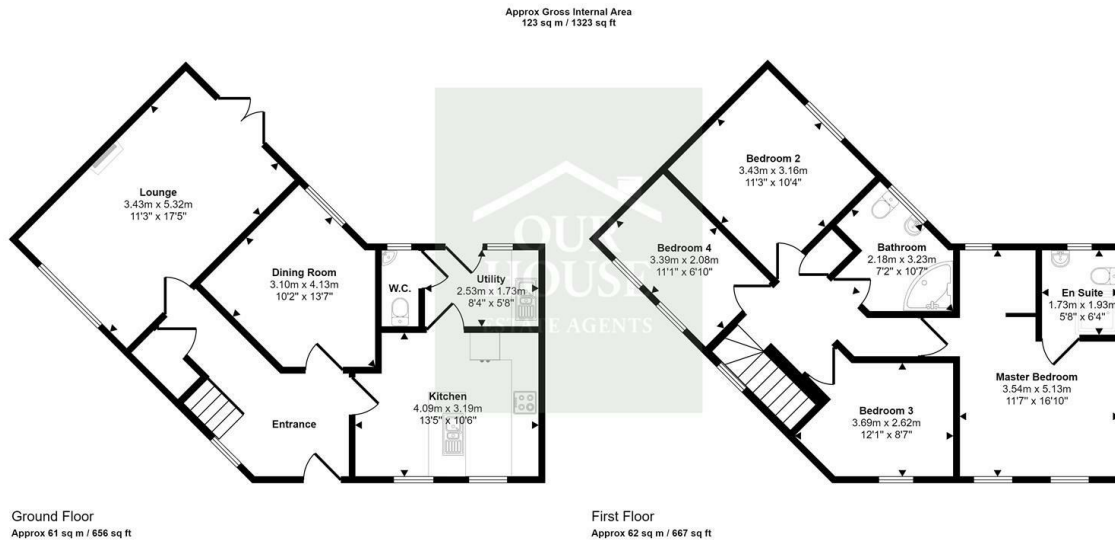
#### Rear Garden

Includes paved area laid mainly to lawn, fenced boundaries, side gate to driveway and a water point.

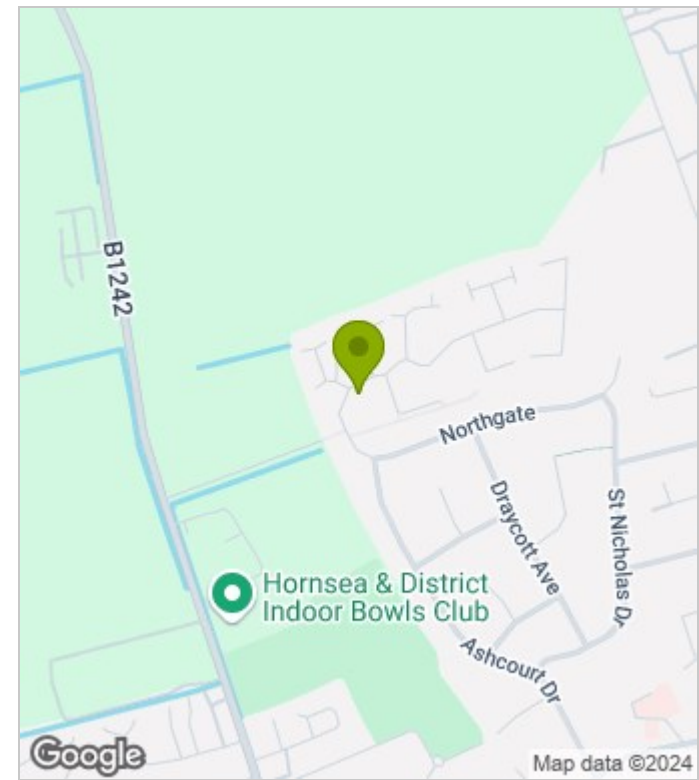
#### Garage

An attached garage with a manual up and over door, light points, power points and personal door.





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) <b>A</b>		<b>86</b>
(81-91) <b>B</b>	<b>76</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 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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## Our House Estate Agents

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