



21 Draycott Avenue, Hornsea, HU18 1EX

£220,000



A two bedroomed semi detached dormer bungalow which enjoys a popular residential location not far from the sea front.

The property briefly comprises: entrance hall, lounge, dining room, kitchen with utility sun room leading off, ground floor bedroom, wet room and stairs to a first floor bedroom with dressing room and ensuite shower room. There is also additional roof space which offers undoubted potential to provide additional bedroom accommodation if required subject to the necessary planning consents. There is a low maintenance fore garden, a private side drive leading to a single garage and a west facing garden at the rear.

EPC: C
Council Tax: C
Tenure: Freehold



Entrance Hall

Entrance door to side of property, Staircase to first floor, Radiator, Carpet, Coving

Lounge

Window to front of property, Fireplace with gas fire, Coving to ceiling, Radiator, Carpet

Dining Room

French doors to garden, Coving to ceiling, Radiator, Understairs cupboard, Open arch to kitchen, Carpet





Kitchen

Window to rear of property, Doors to sunroom, Fitted wall and base units, Work surfaces, Single drainer stainless steel bowl sink, Built in gas hob, Built in double electric oven, Part tiled walls, Tiled flooring, Extractor fan, Open plan to kitchen, Space for American style fridge freezer, Coving

Sun Room/Utility

Window to side and rear of property, Doors to rear garden, Work surfaces, Space for washing machine and dishwasher, Carpet



First Floor Landing

Master Bedroom

Window to front of property, Radiator, Carpet, Walk in wardrobe, Coving

En-Suite

Front Velux window, WC and vanity wash hand basin, Step in shower, Heated towel rail, Tiled walls, Extractor fan, Vinyl floor

Bedroom/ Office (Ground floor)

Window at front of property, Coving to ceiling, Radiator, Carpet

First Floor

Storage to eaves with potential for room

Bathroom (Ground floor)

Window to side of property, WC, Vanity wash hand basin, Panelled bath with shower over, Heated towel rail, Tiled walls, Extractor fan, Vinyl flooring

Rear Garden

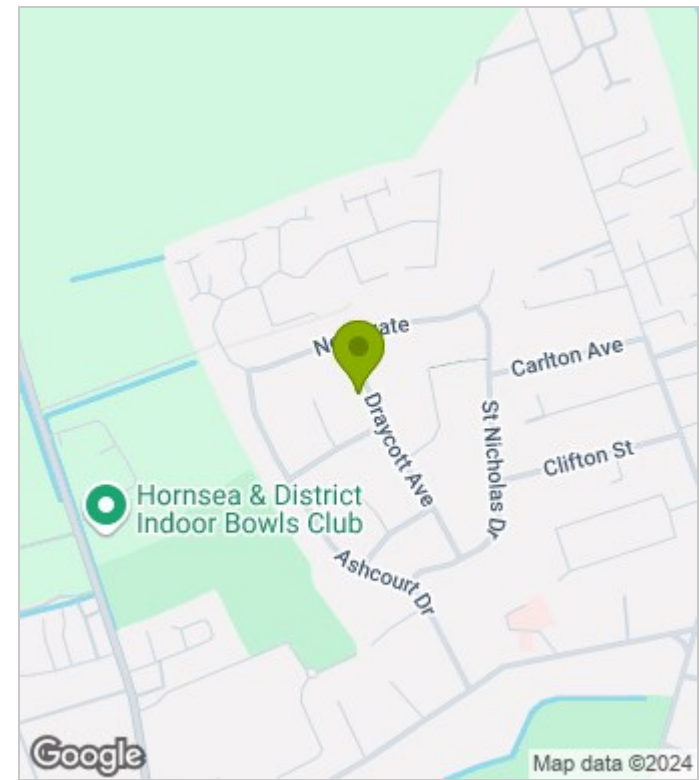
Laid partly to lawn, Patio paved area, Fenced boundaries, Planted borders, West facing


Garage

Detached, Barn style doors



FLOOR PLAN TO GO HERE



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Our House Estate Agents

20 Newbegin Hornsea, East Yorkshire, HU18 1AL

T. 01964 532121 | E. office@ourhouseestateagents.co.uk