



Clonee Atwick Road, Hornsea, HU18 1DZ

£299.950



**** NOT YOUR AVERAGE DETACHED PROPERTY****

If you're looking for something a little different; this detached family home with three double bedrooms, two bathrooms, and an abundance of storage space has been painstakingly renovated over the last decade with no stone left unturned.

In a prestigious area of Hornsea this immaculate property sits between the High School and the Recreational Ground; which offers an array of clubs and sporting events. It's only a short walk from Hornsea town centre, the local primary school, and two wonderful parks, this lovely home offers everything a family needs.

A spacious entrance hall easily incorporates a dining area and sits central to a country style kitchen, a warm and comfortable lounge, and a very large downstairs bathroom. Off the kitchen is an inner hall currently used as a neat storage area, and this leads through to the downstairs double bedroom. When coupled with the extremely spacious bathroom this layout makes ground floor living incredibly easy in this property.

A beautiful staircase leads off the hall to the first floor balcony style landing. This floor offers a very tasteful wet room, a double bedroom to the front with three large built-in wardrobes, and a double bedroom to the rear with a hidden playroom accessed through the back of the built-in wardrobe (lovingly called Narnia).

Externally the property boasts off street parking to the front and access down both sides of the house ensuring plenty of space between this property and the neighbouring properties. To the rear is a larger than expected lawned garden, with a generous size children's play area. There is also a substantial shed, a bin storage area, a small pond, a gravelled seating area, and a fenced pet patio which extends all the way down one side of the property.

The rear of the property is west facing making the garden a suntrap from sunrise to sunset in the summer months.

Tenure: Freehold

EPC: D

Council Tax: C

Front Garden

Situated on a well-lit main road, this property offers the safety and security of not being isolated. A gravelled driveway offers off street parking, and the original cobbled walls and large shrubs create a screen to the road; offering privacy to the side of the property. Two up and down lights brighten the access to the side entrance, and there is a gate at either side of the house offering access to the rear garden.

Entrance Hall/Dining Area

A larger than average etched glass entrance door leads to a very generous entrance hall with a practical dining space. A spindle staircase with large dormer window leads to the first floor landing. There is an under stairs cupboard, radiator, pendant light, LVT flooring covering an original solid wood floor, and access to the lounge, kitchen, downstairs bathroom and walk-in storage cupboard.

Walk in Storage Cupboard

4'2" x 4'2" (1.27m x 1.27m)

This perfectly placed walk-in cupboard boasts an original hard wood floor and is currently fitted with two hanging rails for coats, nine 4' long shelves for shoes, and a wall light.

Lounge

15'9" x 12'0" (4.82 x 3.68)

A very welcoming room which is fully carpeted covering the original hardwood floor, two windows to the front and side elevation, two radiators, two TV aerials, a beautiful marble fireplace incorporating ambient spotlighting, and a ceiling rose with pendant light.





Kitchen

12'4" x 12'0" (3.77 x 3.68)

Country style reclaimed brick-built kitchen with reclaimed slate splashbacks and window sills. There are no less than six moveable ceiling lights on a ceiling track lighting up every work space, and windows to two elevations giving beautiful views of the garden. Space for several appliances including a freestanding electric oven, dishwasher, washing machine, and fridge freezer all with isolated electric points. The extractor fan also bears an isolation switch. The exposed brick fireplace is the inspiration for the room, and the LVT flooring compliments the work surfaces. Rear external door fitted with "doggy door" leads to the back garden, and there is an exposed brick and slate opening leading to the inner hall.

Inner Hall

6'8" x 5 (2.03m x 1.52m)

Yorkshire stone floor with two built in cupboards; one housing the gas combi boiler and the other housing the consumer unit. Long rope hook-and-hang light and door leading through to the downstairs bedroom.

Ground Floor Bedroom Three

15'2" x 7'6" (4.63 x 2.29)

A country comfort style double bedroom with exposed brick walls and exposed conduit and pipework to add to the theme. Fully carpeted, window to side elevation, pendant light and radiator.

Ground Floor Bathroom

11'1" x 5'9" (3.39 x 1.77)

Bright bathroom with two etched glass windows to the back elevation and two large wall mirrors insitu. WC, wall mounted basin with waterfall tap, long bath with waterfall tap and shower attachment with wall fitting. Rail for wrap around shower curtains, heated ladder towel rail radiator, tiled walls and window sills, extractor fan, and vinyl flooring. Bespoke LED strip lighting to three walls in addition to recessed lighting.

First Floor Landing/Staircase

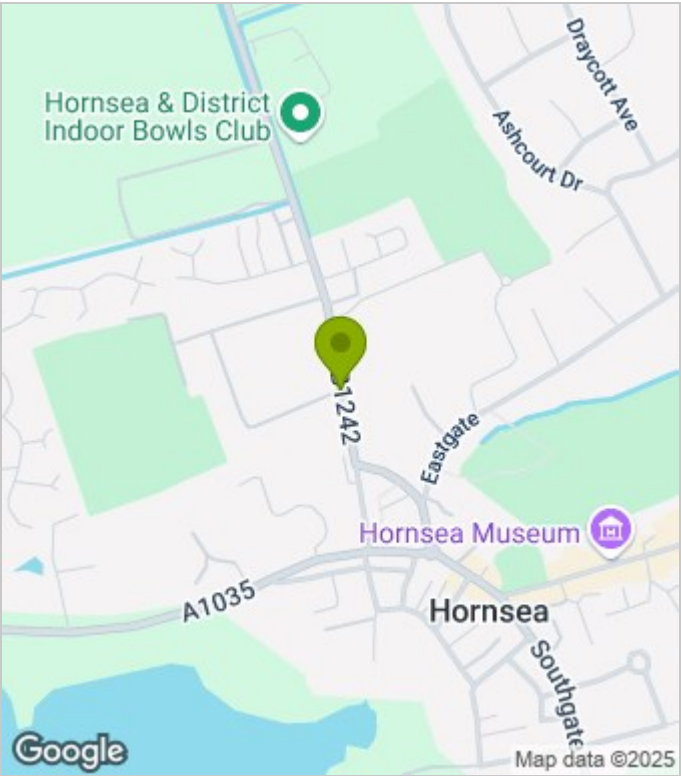
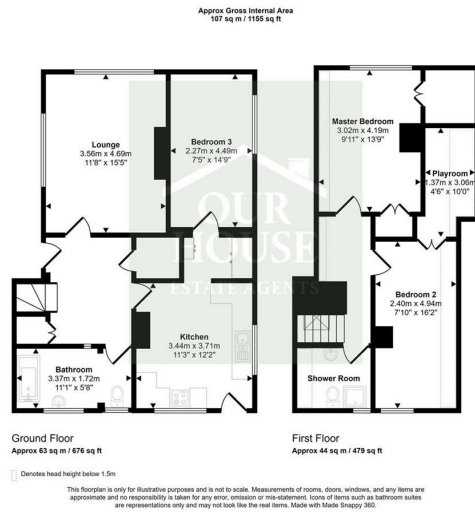
Spindled and carpeted switchback staircase with etched dormer window to side elevation, three decreasing drop lights, and exposed beam. Spindled balcony landing leading to wetroom and two double bedrooms. Fully carpeted with one radiator and recessed lighting.

Bedroom one

13'11" x 10'2" (4.26 x 3.12)

Double bedroom with window to front elevation overlooking the tree lined grounds of the high school. This room offers ample storage in the form of three large built in wardrobes with automatic lighting, clothes rails, and shelving. The carpet runs through into the wardrobes, there is one radiator, a TV aerial, and the bespoke lighting is in the form of three 5amp points controlled by the main switch to add a more ambient feel.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	68	
(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

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