



Rawson Way, Hornsea £299,950





** KEY READY PROPERTY **

Nestled in the charming coastal town of Hornsea, this delightful detached house on Rawson Way offers more than a first glance would suggest. Built by Peter Ward Homes in 2009, the property has since been lovingly improved by the current vendor with the addition of stylish and practical kitchen (in the former garage) and heaps of built in storage.

With three well-proportioned bedrooms (master with ensuite), this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere overlooking the tranquil garden, perfect for entertaining guests or enjoying quiet evenings at home.

Situated in a peaceful neighbourhood, the property benefits from the serene surroundings that Hornsea is known for, while still being within easy reach of local amenities, schools, and the stunning coastline. Whether you are looking to enjoy leisurely walks along the beach or partake in the vibrant community life, this location has much to offer.

This detached house on Rawson Way is not just a home; it is a lifestyle choice that combines comfort, space, and a wonderful community. Do not miss the opportunity to make this charming property your own.

Tenure: Freehold
EPC: Awaited
Council Tax: D



Front Garden

Offers a paved brick drive with parking for two and additional gravelled area, access to rear at both sides of the property, security light and outside tap.

Entrance Hall

Staircase to first floor, radiator, laminate floor and pocket doors to kitchen, alarm control, coving to ceiling, central heating control for ground floor.

Cloakroom (WC)

6'3" x 4'5"
UPVC Window to the side of property, W.C, hand wash basin, radiator, partly tiled walls, understairs cupboard and laminate floor.

Through Lounge Diner

20'4" x 11'11" (widens to 12'6")
UPVC Window facing the rear of property, UPVC French doors to garden, gas fireplace, coving to ceiling, two radiators and laminate floor.

Breakfast Kitchen

13'5" x 8'0"
This kitchen includes: Front facing UPVC window, fitted wall and base units with work surfaces over, single drainer bowl sink, gas hob and built in electric fan oven and top oven with grill. Built in fridge freezer and space for wine fridge. The kitchen also features a useful built in larder cupboard,, built in dishwasher, deep pan drawers and carousel cupboards. Laminate floor, partly tiled walls, extractor fan and radiator, ,

Utility

7'8" x 6'11"
UPVC Windows facing the front and side of property, Fitted wall and base units with wooden work surfaces over. Belfast sink, partly tiled walls, radiator, laminate floor, space for fridge freezer and plumbing for washing machine.

Storage cupboard

7'0" x 4'4"
Two storage cupboards off of the inner hall, one of which includes: UPVC side window, Plumbing for wash machine and a radiator.

First Floor Landing

UPVC Window to the side of property, cupboard housing boiler with split level heating control, radiator, spindle banister, carpet and loft access heating control for first floor.

Master Bedroom

14'6" x 11'4"
UPVC Window to the rear aspect with views over the rear garden and trees beyond. Carpet and radiator. Door leading to en-suite.

En- suite

8'8" x 5'8"
UPVC Rear window, Storage unit housing W.C. and hand wash basin. Step in shower, heated towel rail, extractor fan, vinyl floor and shower boarding to walls.

Bedroom 2

13'0" x 10'6"
This carpeted bedroom includes a radiator and a UPVC window facing the front of the property.

Bedroom 3

12'4" x 6'11"
This carpeted bedroom includes a radiator and a UPVC window facing the front of the property.

Bathroom


8'9" x 6'4"
UPVC Window to the side of property, W.C, pedestal hand wash basin, panelled bath (With shower over), heated towel rail, extractor fan, partly tiled walls and vinyl floors.

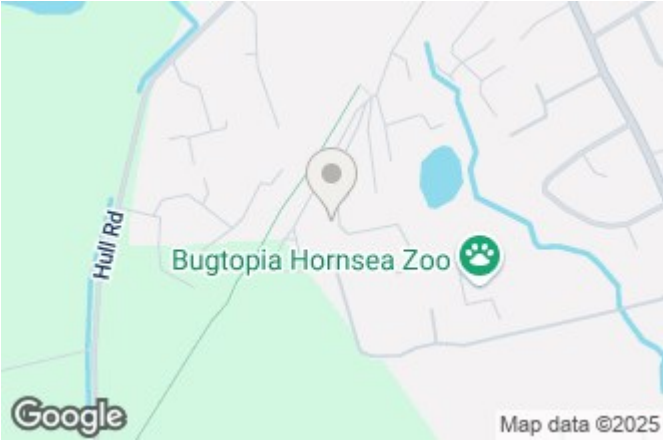
Rear Garden

This peaceful garden which is laid mainly with lawn, Includes paved seating areas, and beautiful borders planted with mature shrubs and foliage. Side access, Garden shed and storage, Fenced boundaries, Planted borders, Mature trees, Outside electricity, Tap and security lighting.



Floorplan goes here

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	



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