



7 Cygnet Close, Hornsea, HU18 1LE

Offers Over £200,000



Situated on the popular Ashcourt Estate, this stylish semi-detached home offers well-balanced accommodation with modern touches throughout.

The ground floor comprises a welcoming entrance hallway with a convenient downstairs W.C, a comfortable lounge featuring a contemporary media wall, and a bright kitchen diner that provides an ideal space for family life and entertaining.

To the first floor, the master bedroom enjoys the benefit of an en-suite shower room, alongside a further double bedroom, a single third bedroom, and a well-appointed family bathroom.

Externally, the property is enhanced by a driveway and single detached garage, while the rear garden has been thoughtfully designed for both relaxation and socialising. It boasts a covered seating area, a bar space, and a useful garden shed, making it perfect for year-round enjoyment.

This lovely home offers a fantastic opportunity for buyers seeking a property in a desirable residential setting with plenty of lifestyle appeal.

EPC: C
Council Tax: B
Tenure: Freehold

Front Garden

Front garden offering a drive way with parking for one and lawn area.

Entrance Hall

Carpeted with entrance door, radiator and staircase to first floor.

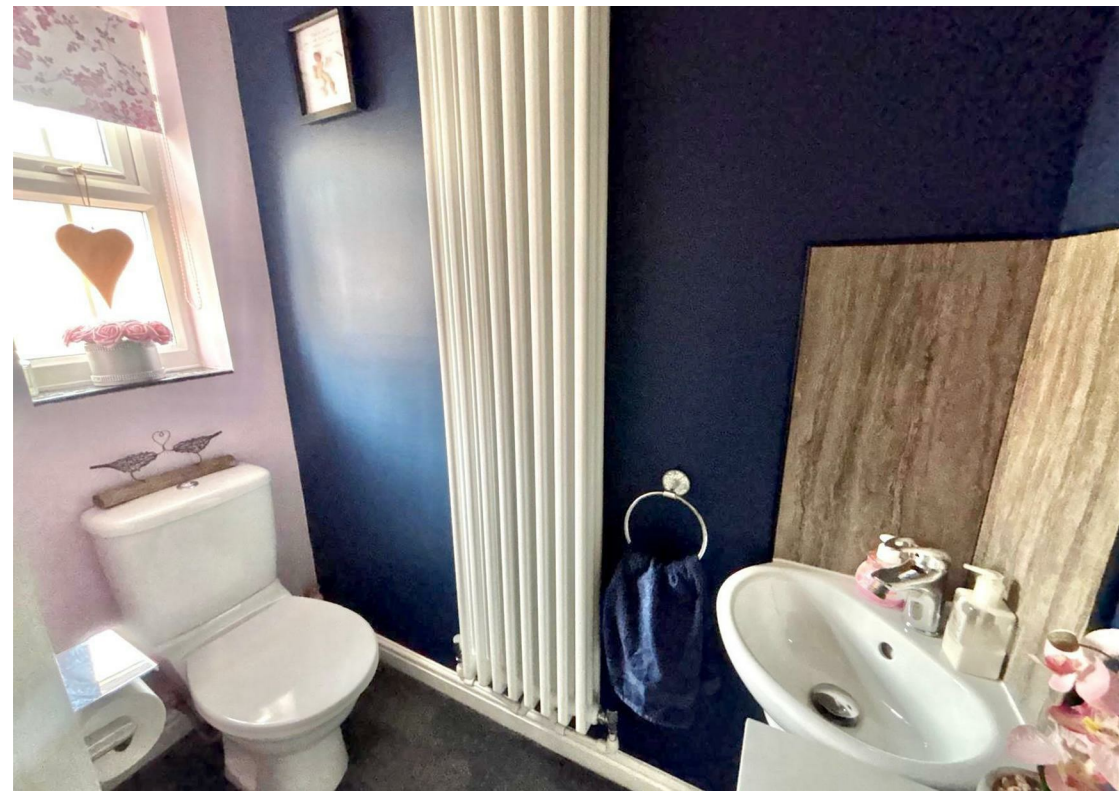
Cloakroom (WC)

Window to front, W.C, hand wash basin and radiator.

Lounge

14'9" x 12'9" (4.51 x 3.91)

This carpeted lounge features a window to front, coving to ceiling, media wall with electric feature fire and radiator.





Kitchen Diner

16'3" x 9'4" (4.97 x 2.85)

The kitchen features window to rear and French doors, a range of fitted wall and base units with complimentary work surfaces, and stainless steel one and a half bowl sink. Appliances include a built-in electric hob with extractor fan, double oven, integrated fridge freezer, and dishwasher. The space also offers part-tiled walls, vinyl flooring, an under-stairs cupboard, plus plumbing for a washing machine.

First Floor Landing

Carpeted with features including a window to the side of the property, a cupboard with water tank.

Master Bedroom

10'5" x 9'11" (3.18 x 3.04)

Window to rear of the property, built in wardrobes, carpet and radiator.

En-Suite

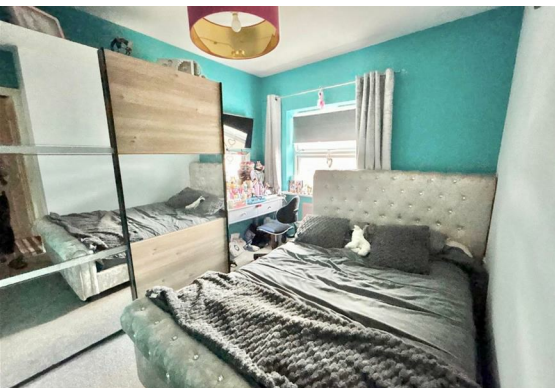
W.C, pedestal hand wash basin, step in shower, heated towel rail, extractor fan and shower boarding.



Bedroom 2

10'0" x 9'11" (3.05 x 3.04)

Carpeted bedroom with front facing window and radiator.



Bedroom 3

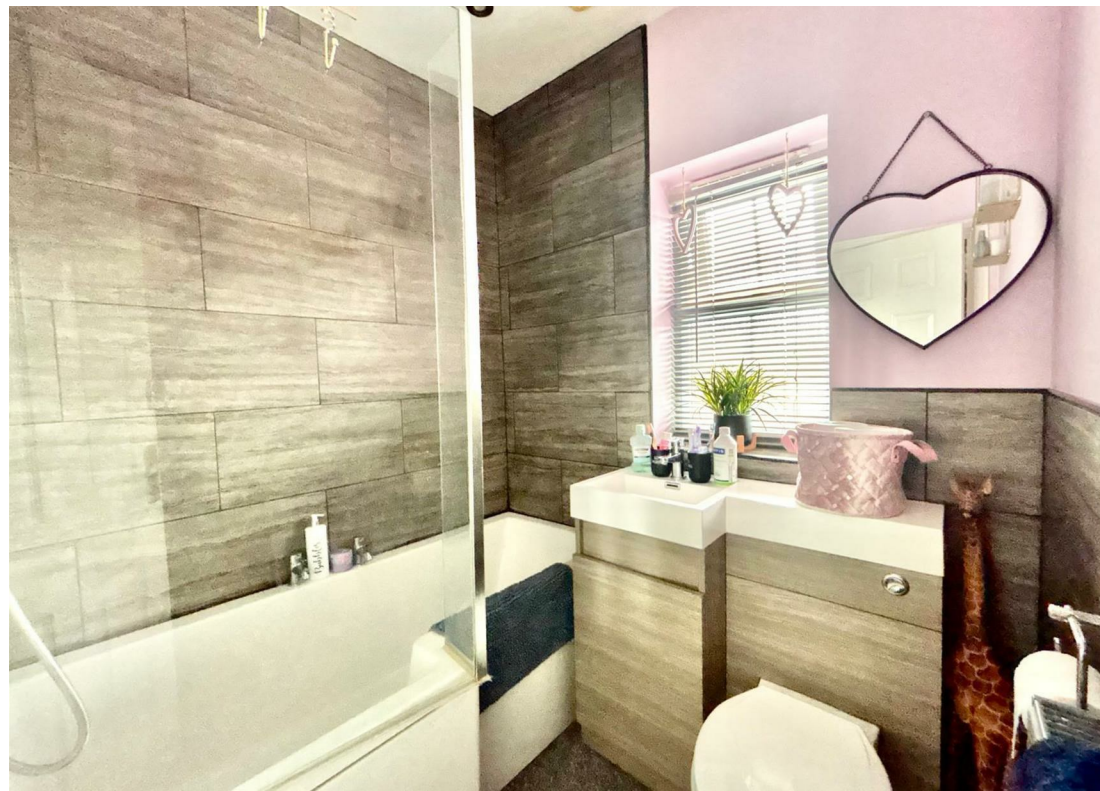
7'1" x 6'10" (2.18 x 2.09)

Carpeted bedroom with front facing window and radiator.

Bathroom

5'11" x 5'6" (1.82 x 1.7)

Rear facing window, W.C in unit with hand wash basin, panelled bath with shower over, part tiled walls, extractor fan and radiator.

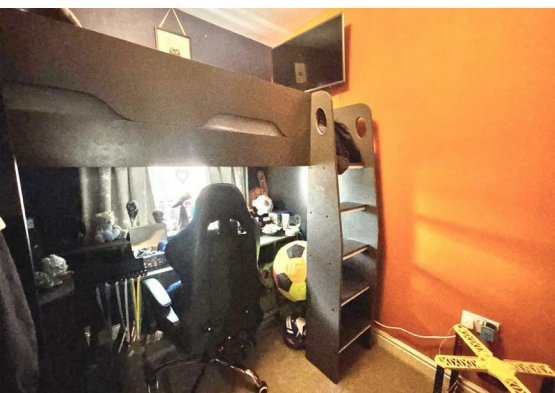


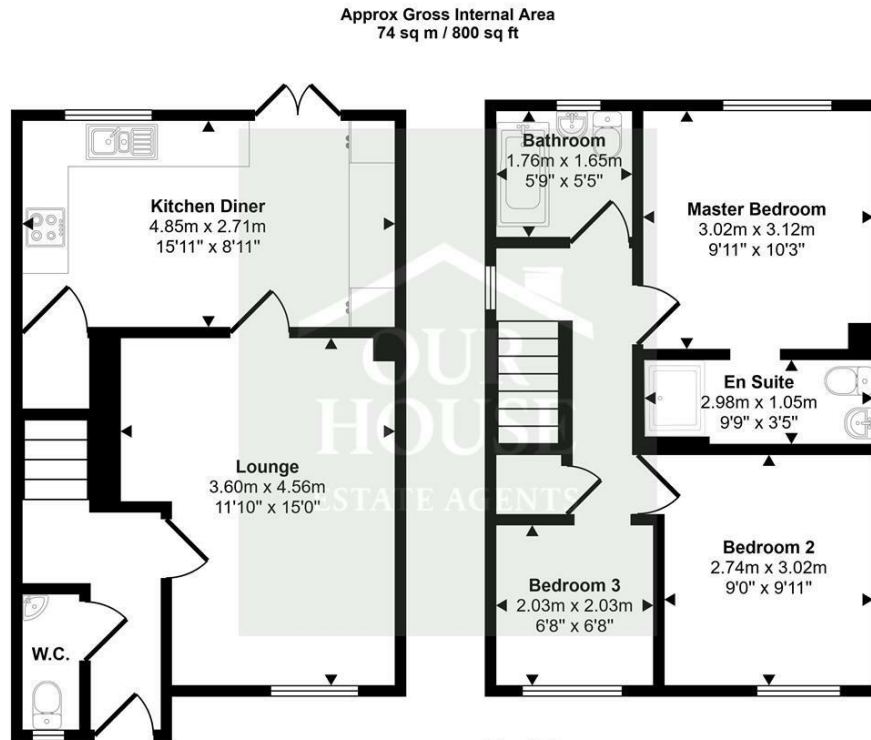
Rear Garden

Mainly paved with fenced boundaries, covered seating area and bar area. Garden shed.

Garage

Detached garage with up and over door, power and light points.



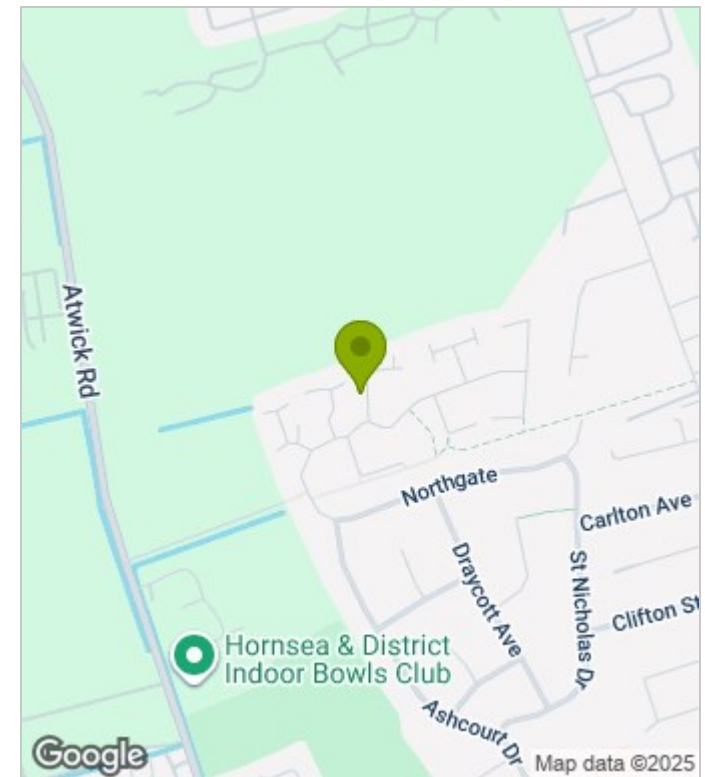


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(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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