



25 Tranmere Park, Hornsea, HU18 1QZ

£330.000





This beautifully presented four-bedroom detached home combines versatile living with modern style, perfect for family life. The ground floor offers a welcoming lounge, a stylish kitchen diner opening into a light-filled sunroom, and a convenient downstairs W.C. A separate office with its own shower room provides excellent flexibility — ideal for working from home, guests, or even a fifth bedroom.

Upstairs, there are two generous double bedrooms, including a principal with en-suite, along with two further bedrooms and a contemporary family bathroom.

Outside, the property truly shines with its immaculate, well-kept garden — a private haven for entertaining, relaxing, or enjoying family time. To the front, driveway parking completes this impressive home.

Call Our House to arrange a viewing now!!

EPC: C

Council Tax: D

Tenure: Freehold

#### Front Garden

Paved driveway with gravelled area. Side access to rear, mature shrubs and trees with planted borders. Outside cupboard with boiler and electric fuse board (consumer unit).

#### Entrance Porch

5'8" x 3'2" (1.73 x 0.97m)

#### Entrance Hall

9'10" x 12'5" (3 x 3.81m)

Entrance door, staircase to first floor with understairs cupboard, Amtico flooring, coving to ceiling and radiator.

#### Cloakroom (WC)

3'8" x 5'8" m (1.12 x 1.75 m)

Window to rear, pedestal hand wash basin, W.C, Amtico flooring and radiator.

#### GF Office/ Bed 5

12'7" x 7'6" (3.84 x 2.3)

Window to front, carpet and radiator.

#### GF Shower Room

4'9" x 4'5" (1.47 x 1.37)

Step in electric shower, basin, heated towel rail and extractor fan.

#### Lounge

21'10" x 11'5" (6.66 x 3.48)

Window to front and rear, limestone fireplace, carpet and two radiators.







#### Kitchen Diner

19'7" x 11'1" (5.99m x 3.38m)

Window to rear, and door to side and rear. A range of fitted wall and base units with complimentary granite work surfaces and downlighting, stainless steel single drainer and bowl sink. Space for electric range style oven and fridge freezer, fitted slimline dishwasher and built in washing machine. Extractor fan, Amtico flooring and radiator. - Open plan to Sunroom.

#### Sunroom

8'0" x 7'4" (2.44m x 2.24m)

Windows to side and French doors to rear, two skylights, two radiators, Amtico flooring. - Open plan to kitchen.



#### First Floor Landing

Airing cupboard, loft access with pull down ladder.

#### Master Bedroom

14'5" x 10'2" (4.4 x 3.1)

Window to front, built in wardrobes, coving to ceiling, carpet and radiator.

#### En-Suite

6'2" x 4'7" (1.89 x 1.41)

Pedestal wash hand basin, W.C, step in shower, heated towel rail, part tiled walls, Amtico flooring and extractor fan.

#### Bedroom 2

12'7" x 11'5" (3.85 x 3.5)

Window to front, built in wardrobes, carpet and radiator.



#### Bedroom 3

11'5" x 8'11" (3.5 x 2.72)

Window to rear, carpet and radiator.

#### Bedroom 4

9'0" x 8'4" (2.75 x 2.55)

Window to rear, laminate flooring and radiator.

#### Bathroom

9'4" x 5'6" (2.87 x 1.68)

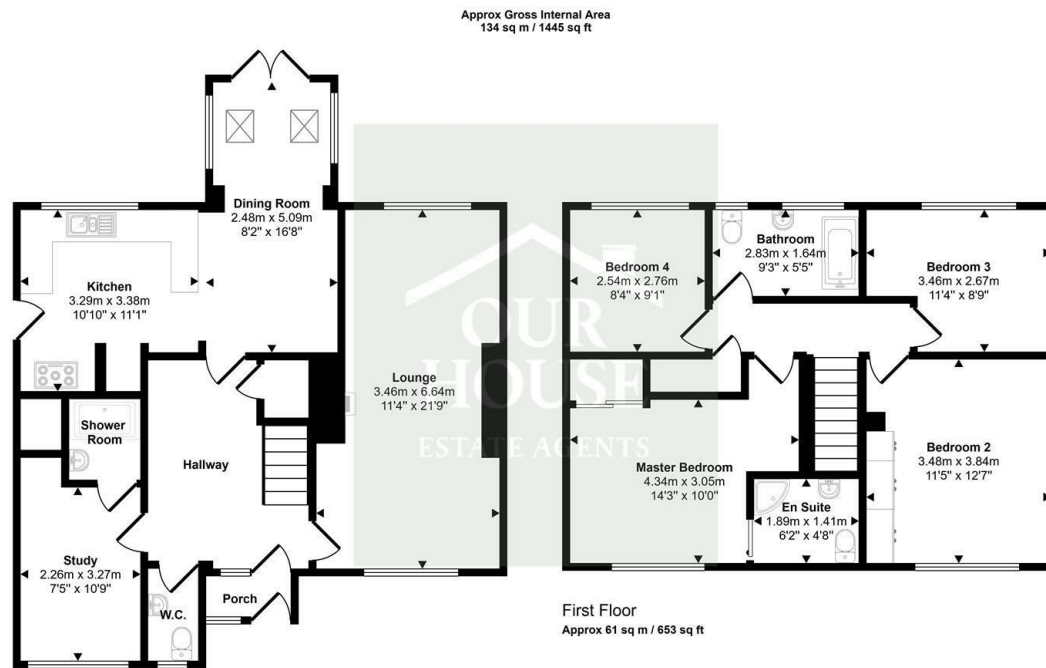
Windows to rear, pedestal hand wash basin, W.C, panelled bath with shower over, part tiled walls, Amtico flooring and extractor fan.



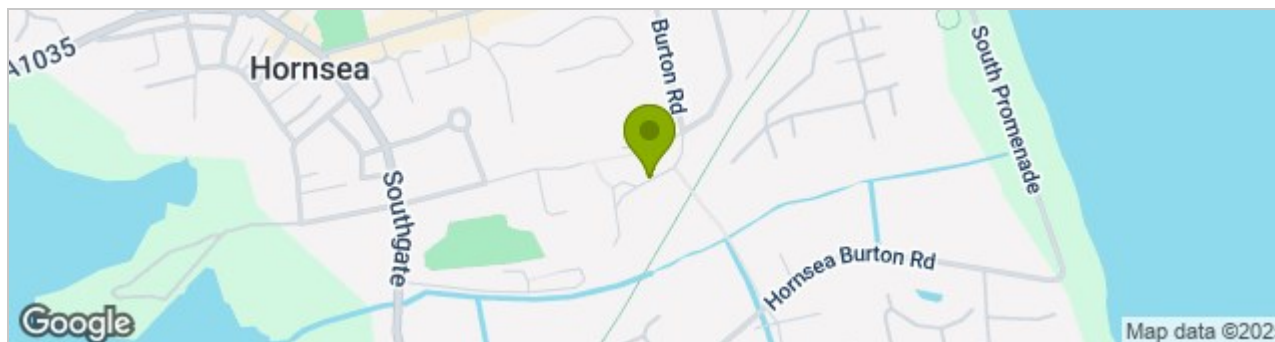
#### Rear Garden

Laid mainly to lawn with fenced boundaries and planted borders. Raised decked area with lighting, flagstone patio area, gravelled area. Two garden sheds, one with power and light. External lighting and cold water tap and external power serving decking lighting and water feature.





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>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	70	
(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		
England & Wales		EU Directive 2002/91/EC

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.

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