



4 Farrants Way, Hornsea, HU18 1DG

£365,000





Nestled in the desirable Farrants Way, Hornsea, this stunning executive detached house offers an exceptional living experience. With four spacious bedrooms, this property is perfect for families or those seeking extra space for guests or a home office.

The house has been beautifully decorated and meticulously maintained, ensuring that it is move-in ready for its new owners. Recent upgrades, including newly fitted windows and doors both internally and externally, enhance the property's appeal while providing energy efficiency and security. The property also benefits from an electric vehicle charging port.

Situated close to the town centre, residents will enjoy the convenience of local amenities, shops, and recreational facilities just a short stroll away. This small but popular development offers a sense of community, making it an ideal location for those looking to settle in a friendly neighbourhood.

This property is a rare find, combining modern comforts with a prime location. Do not miss the opportunity to make this exquisite house your new home, especially with the added benefit of no chain involved.

EPC: Awaited  
Council Tax: D  
Tenure: Freehold

#### Front Garden

Paved parking driveway with parking for two vehicles. Electric charging port. Lawn and shrubs to the side.

#### Porch

Open wooden porch. Tiled floor

#### Entrance Hall

Entrance door. Karndean flooring. Staircase to first floor with glass balustrade. Coving and radiator.

#### Cloakroom (W.C.)

Karndean flooring. W.C. and wash hand basin. Heated towel rail and extractor fan.

#### Lounge

16'5" x 10'9" (5.02 x 3.29)

Bay window to the front. Coving to the ceiling, carpet and radiator.







#### Dining Room

10'3" (extending to 12'3" max) x 10'0" (3.14 (extending to 3.75 max) x 3.07)

French doors to the garden. Coving to the ceiling, carpet and radiator.

#### Kitchen

12'10" x 9'9" (extending to 13'1") (3.93 x 2.99 (extending to 3.99))  
Modern fitted base and wall units with wooden work surfaces. one and a half composite sink with single drainer. Windows to the rear and side. Electric cooker point and space for range style oven. Built in fridge freezer and dishwasher. Coving to ceiling, extractor fan and radiator. Door to garage. Karndean Floor.

#### Utility Room

5'10" x 5'3" (1.78 x 1.62)

Fitted wall and base units with wooden worktops over. Door to garden. Karndean floor. Built in washing machine and fridge. Extractor fan, radiator and cupboard.



#### First Floor Landing

Loft access. Cupboard housing hot water tank. Carpet and radiator.

#### Master Bedroom

14'0" x 13'7" (4.29 x 4.16)

Window to the front. Coving to the ceiling, radiator and carpet.

#### Ensuite

6'6" x 5'4" (2 x 1.64)

Window to the front. Wash hand basin with storage under, W.C. and step in shower. Part tiled walls, LVT flooring and extractor fan. Heated towel rail.



#### Bedroom 2

14'8" x 8'5" (4.48 x 2.57)

Window to the front, carpet, radiator and built in cupboard.

#### Bedroom 3

11'5" x 10'5" (3.48 x 3.18)

Window to the rear. Coving to the ceiling, carpet and radiator.

#### Bedroom 4

10'3" x 8'6" (3.14 x 2.6)

Window to the rear. Coving to the ceiling, radiator and carpet.

#### Bathroom

8'2" x 6'5" (2.49 x 1.97)

Window to the rear. Pedestal wash hand basin, W.C. and panelled bath with shower over. Part tiled walls, vinyl floor, extractor fan and radiator.



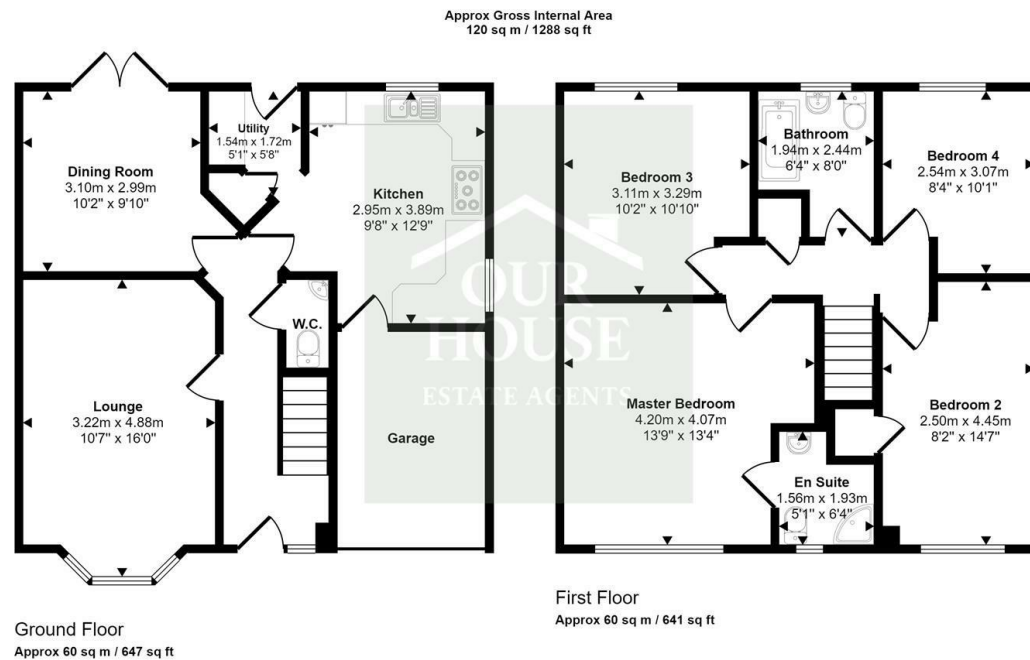
#### Rear Garden

Laid mainly to lawn with paved seating area. Fully enclosed with walled and fenced boundaries. Planted borders, mature tree and ornamental fish pond.

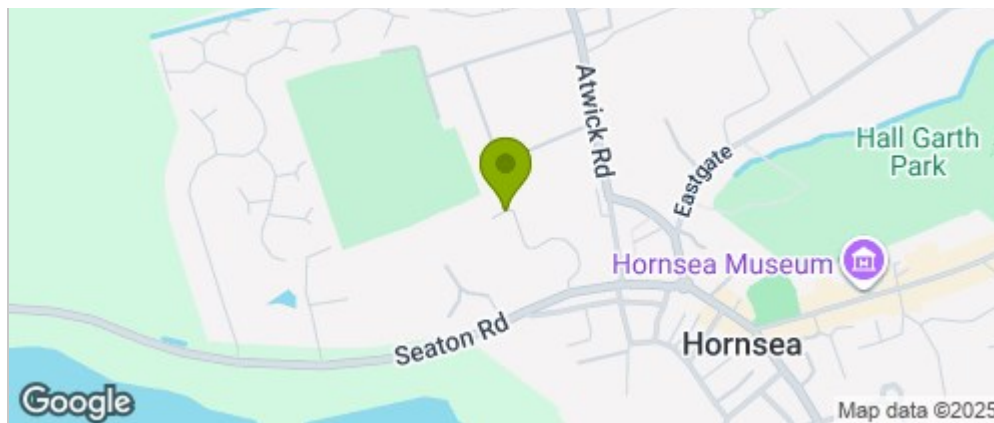
#### Integral Garage

Power and lights points. Electric roller door. Plumbing available for both hot and cold feeds. Personnel door to kitchen.





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) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 79                      | 83        |
| (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 |           |



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 firm's 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](mailto:office@ourhouseestateagents.co.uk)