

Road Map



Hybrid Map



Terrain Map



Floor Plan



Ground Floor

Viewing

Please contact our Q & C Hornsea Office on 01964 537123 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.



**The Poppy (Plot 45) Mere View Meadows, Hull Road,
Price £195,000**



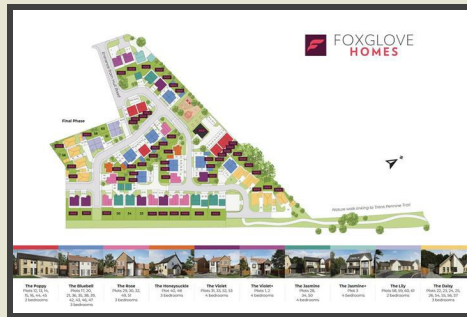
Dimensions	
Lounge	4.5m x 3.3m
Kitchen/Day Room	3.9m x 4.2m
Master Bedroom	3.6m x 4.2m
Second Bedroom	2.8m x 4.2m
Bathroom	1.9m x 2.0m
The Poppy	70m² (753 sq ft)

FOXGLOVE HOMES
The Poppy is a sleek 2 bedroom cottage-style home. Inspired by country cottage living, The Poppy is sleek and compact. A welcoming entrance leads to the cosy living room. To the rear is a contemporary open-plan kitchen/dayroom which, with its stylish bi-folding doors, provides access to the rear garden. Upstairs, there are two double bedrooms and a modern family bathroom. The Poppy has designated parking to the front of the property.

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Hornsea HU18 1RW

Price £195,000



THE POPPY

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LOCATION

Hornsea is a small East Yorkshire coastal town which has a resident population of a little over 8,000. The town offers a good range of local amenities including a range of shops, bistros and restaurants, schooling for all ages and a host of recreational facilities including sailing and fishing on Hornsea Mere, as well as the beach and seaside amenities, a leisure centre refurbished in 2020 and an 18 hole golf course. The town is also well known for the Hornsea Freepoint, a large out of town retail shopping village and leisure park. The town lies within 18 miles drive of the city of Hull, 13 miles of the market town of Beverley and about 25 miles from the M62.

ACCOMMODATION

LOUNGE

14'9" x 10'9" (4.5m x 3.3m)

KITCHEN/DAY ROOM

12'9" x 13'9" (3.9m x 4.2m)

FIRST FLOOR

MASTER BEDROOM

11'9" x 13'9" (3.6m x 4.2m)

BEDROOM 2

9'2" x 13'9" (2.8m x 4.2m)

BATHROOM/W.C.

6'2" x 6'6" (1.9m x 2m)

OUTSIDE

Parking at the front of the property and rear garden.



Luxury Bathrooms

Our homes boast luxurious bathroom and en-suites with our fully-tiled approach resulting in a clean, elegant, and timeless look.

Thanks to their functionality and intricate design, the ceramic tiles achieve excellent results as a surface in terms of aesthetics and functionality.



Specifications	UTILITY	EV Charging
At Foxglove Homes we delight in giving you more home for your money with unrivalled high specification features included as 'standard'. Of course, our aim is to give you the home of your dreams so when it comes to your personalisation meeting, we'll endeavour to accommodate additionally costed requirements, from solid workspaces to fitted wardrobes.	<ul style="list-style-type: none">Cupboards and worktop to match kitchen choiceSpace for washing machine and dryer	<ul style="list-style-type: none">All homes have external car charging points
INTERNAL FINISHES <ul style="list-style-type: none">Ceilings and walls - fat skim finish and matt emulsion paintContemporary square skirting and architrave with white satin finishContemporary heavyweight oak doorsBrushed chrome lever furniture and fittingsFeature staircases with white satin paint	BATHROOM AND EN-SUITE <ul style="list-style-type: none">White sanitaryware suitesVanity unit in bathrooms & en-suitesMixer tapsThermally controlled showerLow profile shower trays	WINDOWS AND EXTERNAL DOORS <ul style="list-style-type: none">Front and utility door, grained-effect insulated composite door incorporating multi-point locking systemPVCu double glazed windowsInsulated sectional garage door
KITCHEN <ul style="list-style-type: none">Luxury kitchens by Moores from their Definitive Vita or Kensington rangeChoice of laminate worksurfacesStainless steel bowl sink and mixer tapAEG built-in ovenAEG built-in microwaveAEG ceramic hobIntegrated dishwasherIntegrated extraction hoodIntegrated fridge freezer	BI-FOLDS <ul style="list-style-type: none">Powder coated aluminium bi-fold doorsWC half-tiled to all walls, fully tiled floors	EXTERNAL <ul style="list-style-type: none">Turfed and landscaped front gardenBlock paved drive, flagged footpath and patio1.8m boundary fence between gardensOutside tapLandscaping and trees where shown
	TILING <ul style="list-style-type: none">Fully-tiled en-suites and bathroomsWC half-tiled to all walls, fully tiled floors	WARRANTY <ul style="list-style-type: none">10 year LABC warranty
	PLUMBING AND HEATING <ul style="list-style-type: none">Full gas central heating with Ideal Logic 800 energy efficient boilerWhite panel radiators throughout, with chrome heated towel rail to bathroom, en-suite and cloakroom	<p>Foxglove Homes reserves the right to amend or remove items from this build specification which is provided as a guide. Upgrade options are available and chargeable upon ordering.</p>
	ELECTRICAL <ul style="list-style-type: none">Smart meters to assist you in monitoring your energy usageChrome sockets and switches to all roomsLED spotlights to kitchen, dayroom, utility, hallway, bathrooms, en-suite, cloakroomPre-installed for TV aerialFeature external lights to front, rear doors and garageLighting and power points to garage	

