

**Road Map**



**Hybrid Map**



**Terrain Map**



**Floor Plan**



**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.

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.

**Energy Efficiency Graph**

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		



**The Violet Mere View Meadows, Hull Road, Hornsea HU18**  
**£345,000**



**Dimensions**

- Lounge: 4.2m x 3.7m
- 2.2m x 0.9m
- Kitchen/Day Room: 4.6m x 5.7m
- Utility: 1.8m x 1.9m
- Master Bedroom: 3.2m x 3.7m
- Dressing Room: 1.5m x 2.6m
- En-suite: 1.2m x 2.6m
- Second Bedroom: 4.0m x 3.1m
- Third Bedroom: 2.6m x 3.6m
- Fourth Bedroom: 3.8m x 3.1m
- Bathroom: 2.8m x 3.1m
- The Violet: 127m<sup>2</sup> (1,367 sq ft)
- Plus Garage



The Violet is a sumptuous, generously proportioned 4 bedroom detached home with integral garage. A spacious hallway greets you as you enter The Violet. The focal point of the push living room is a beautiful double bay window which fills the room with natural light. The state-of-the-art island kitchen is set within an airy open-plan dayroom which has folding doors spanning the full width of the room leading out to the large rear garden.





# The Violet Mere View Meadows, Hull Road

Hornsea HU18 1RW

£345,000



#### At the Heart of Honsea

Mere View Meadows enjoys a truly enviable and privileged setting, just footsteps away from the largest fresh-water lake in Yorkshire, Hornsea Mere.

The Mere offers boating opportunities together with leisure facilities, walks and a cafe. You will find peace and tranquillity in abundance here.

FOXGLOVE HOMES



#### Eat, Cook and Socialise

We know kitchens aren't just for cooking in, which is why we've paid great attention to the design and layout of our kitchen dayrooms to ensure the space is versatile, practical and stylish.

Foxglove Homes offers fully integrated kitchens as standard with a wide choice of styles and colors to make your house a home.

FOXGLOVE HOMES



#### 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.

FOXGLOVE HOMES

## THE VIOLET

A spacious hallway greets you as you enter The Violet. The focal point of the plush living room is a beautiful double bay window which fills the room with natural light. The state-of-the-art island kitchen is set within an airy open-plan dayroom which has bi-folding doors spanning the full width of the room leading out to the large rear garden. A separate utility, WC, and large storage cupboard complete the downstairs.

Upstairs is pure opulence! The impressive master suite comprises a walk-through dressing area and deluxe en-suite. Three further double bedrooms and a large contemporary family bathroom complete the first floor.

## 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 Freeport, 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

13'9" x 12'1" (4.2 x 3.7)

### KITCHEN/DAY ROOM

15'1" x 18'8" (4.6 x 5.7)

### UTILITY ROOM

5'10" x 6'2" (1.8 x 1.9)

### FIRST FLOOR

### MASTER BEDROOM

10'5" x 12'1" (3.2 x 3.7)

### DRESSING ROOM

4'11" x 8'6" (1.5 x 2.6)

### EN-SUITE

3'11" x 8'6" (1.2 x 2.6)

### SECOND BEDROOM

13'1" x 10'2" (4 x 3.1)

### THIRD BEDROOM

8'6" x 11'9" (2.6 x 3.6)

### FOURTH BEDROOM

12'5" x 10'2" (3.8 x 3.1)

### BATHROOM

9'2" x 10'2" (2.8 x 3.1)

### OUTSIDE

Integral garage, parking and rear garden.

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 coated requirements, from solid work-surfaces to fitted wardrobes.	<ul style="list-style-type: none"><li>Cupboards and worktop to match kitchen choice</li><li>Space for washing machine and dryer</li></ul>	<ul style="list-style-type: none"><li>All homes have external car charging points</li><li>Space for washing machine and dryer</li></ul>
<b>INTERNAL FINISHES</b> <ul style="list-style-type: none"><li>Ceilings and walls - Flat skin finish and matt emulsion paint</li><li>Contemporary square skirting and architrave with white satin finish</li><li>Contemporary heavyweight oak doors</li><li>Brushed chrome lever furniture and fittings</li><li>Feature staircase with white satin paint</li></ul>	<b>BATHROOM AND EN-SUITE</b> <ul style="list-style-type: none"><li>White sanitaryware suites</li><li>Vanity unit in bathrooms &amp; en-suites</li><li>Mixer taps</li><li>Thermostatically controlled shower</li><li>Low profile shower trays</li></ul>	<b>WINDOWS AND EXTERNAL DOORS</b> <ul style="list-style-type: none"><li>Front and utility door, grained-effect insulated composite door incorporating multi-point locking system</li><li>PVCu double glazed windows</li><li>Insulated sectional garage door</li></ul>
<b>KITCHEN</b> <ul style="list-style-type: none"><li>Luxury kitchens by Moores from their definitive Vita or Kensington range</li><li>Choice of laminate work-surfaces</li><li>Stainless steel bowl sink and mixer tap</li><li>AEC built-in oven</li><li>AEC built-in microwave</li><li>AEC ceramic hob</li><li>Integrated dishwasher</li><li>Integrated extraction hood</li><li>Integrated fridge freezer</li></ul>	<b>BI-FOLDING</b> <ul style="list-style-type: none"><li>Powder coated aluminium bi-fold doors to rear</li></ul>	<b>EXTERNAL</b> <ul style="list-style-type: none"><li>Turfed and landscaped front garden</li><li>Block paved drive, flagged footpath and patio</li><li>1.8m boundary fence between gardens</li><li>Outside tap</li><li>Landscaping and trees where shown</li></ul>
	<b>TILING</b> <ul style="list-style-type: none"><li>Fully-tiled en-suites and bathrooms</li><li>WC half-tiled to all walls, fully tiled floors</li></ul>	<b>WARRANTY</b> <ul style="list-style-type: none"><li>10 year LAABC warranty</li></ul>
	<b>PLUMBING AND HEATING</b> <ul style="list-style-type: none"><li>Full gas central heating with Ideal Logic 850i energy efficient boiler</li><li>White panel radiators throughout, with chrome heated towel rail to bathroom, en-suite and cloakroom</li></ul>	<p>Foxglove Homes reserves the right to amend or remove items from this specification which is provided as a guide. Upgrade options are available and chargeable upon ordering.</p>
	<b>ELECTRICAL</b> <ul style="list-style-type: none"><li>Smart meters to assist you in monitoring your energy usage</li><li>Chrome sockets and switches to all rooms</li><li>LED spotlights to kitchen, dayroom, utility, hallway, bathroom, en-suite, cloakroom</li><li>Pre-installed for TV aerial</li><li>Feature external lights to front, rear doors and garage</li><li>Lighting and power points to garage</li></ul>	<p>FOXGLOVE HOMES</p>



MERE VIEW MEADOWS

HOMES WITH PERSONALITY

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