



**QUICK & CLARKE**  
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**4 Swan Court, Hornsea HU18 1LF**  
**£259,950**

- Stunning Detached House
- Two Reception Rooms
- 23' Combined Lounge & Day Room
- Easy to maintain Rear Garden
- Highly regarded location
- Master bedroom with en-suite shower room
- Conservatory overlooking the garden
- Energy Rating - C
- Council tax band - C

Attractive and well-proportioned and with the flexibility of having a converted garage to increase the living space.

A stunning detached house having the benefit of a converted garage which increases the flexibility of accommodation, now providing two reception rooms with the addition of a conservatory.

The current layout allows for the converted garage to be used as a bedroom and on the first floor the master bedroom has an en-suite shower room.

Situated in a highly regarded area of Hornsea and with an easy to maintain rear garden, the property is attractively presented throughout.

#### LOCATION

The property is located on Swan Court which leads off from Ashcourt Drive in this highly regarded area on the north side of Hornsea.

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 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

The accommodation has mains gas central heating with thermostatic control, UPVC double glazing and is arranged over two floors as follows:

#### ENTRANCE HALL

3'2" x 4'3" (0.97m x 1.30m)  
uPVC composite front door with obscured glass panels and window to the front elevation.

#### SITTING ROOM

7'11" x 11'4" deepening to 12'9" in the bay window (2.41m x 3.45m deepening to 3.89m in the bay window)  
Currently used as a bedroom with bay window to the front elevation.

#### LIVING ROOM

10'8" narrowing to 9'4" x 23'3" (3.25m narrowing to 2.84m x 7.09m)  
A dual aspect room with patio doors to the rear opening into the conservatory and further window to the front elevation. The focal point of the room is a beautiful travertine marble fireplace housing gas living flame fire. Stairs lead to the first floor accommodation.

#### KITCHEN

9'6" x 11'5" (2.90m x 3.48m)  
Recently re-fitted with base and wall units incorporating high gloss fronts and contrasting work surfaces, with an inset induction hob with a cooker hood over, built in double oven, an inset 1 1/2 bowl sink unit, contrasting work surfaces, integrated dishwasher, splashbacks, woodgrain effect laminate floor covering, UPVC side entrance door and skirting heater.

#### UTILITY ROOM

8' x 4'8" (2.44m x 1.42m)  
With fitted base and tall units with contrasting work surface and plumbing for automatic washer under, concealed gas central heating boiler and woodgrain effect laminate floor covering.

#### CLOAKS/W.C.

With a low level W.C., vanity unit housing the wash hand basin, square arch leading to the utility room and one central heating radiator.

#### CONSERVATORY

10'1" x 10'6" (3.07m x 3.20m)  
With a brick base and UPVC double glazed windows with double French doors leading onto the rear garden and one central heating radiator.

#### FIRST FLOOR LANDING

With an access hatch and folding loft ladder leading to the roof space, which is boarded out providing plenty of additional storage, built in airing cupboard and one central heating radiator.

#### BEDROOM 1

8'6" narrowing to 7'1" x 14'2" (2.59m narrowing to 2.16m x 4.32m)  
Window to the rear elevation.

#### EN-SUITE SHOWER ROOM

4'5" x 7'2" (1.35m x 2.18m)  
With a large shower cubicle with drench shower and hand shower, vanity unit housing a wash hand basin and W.C., full height tiling to the walls, ceramic tiled flooring, downlighting to the ceiling and a ladder style towel radiator.

#### BEDROOM 2

10'5" x 8'9" (3.18m x 2.67m)  
Window to the front elevation.

#### BEDROOM 3

8'9" x 8'8" (2.67m x 2.64m)  
Window to the front elevation.

#### BATHROOM

5'6" x 7'7" (1.68m x 2.31m)  
Bath with shower over, vanity unit housing the wash hand basin, low level W.C., downlighting to the ceiling, a ladder style towel radiator and window to the rear elevation.

#### OUTSIDE

The property fronts onto a paved parking drive with provision for two vehicles and to the rear is a pleasant enclosed garden which has been landscaped for ease of maintenance and enjoys a Westerly aspect having a great deal of privacy with mature borders, a large paved patio, raised beds, an outside cold water tap and a lean-to covered garden store.

#### TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors). There is no selling chain involved with the purchase of this property and vacant possession will be given upon completion at a date to be agreed.



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