

Road Map



Hybrid Map



Terrain Map



Floor Plan

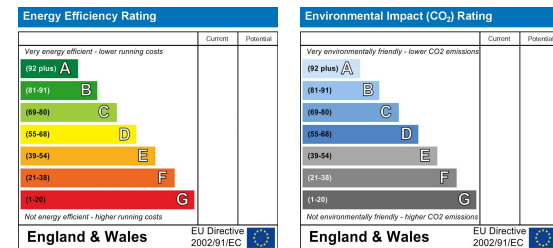


Viewing

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



Plot 53 Mere View Meadows, Hull Road, Hornsea HU18
£355,000



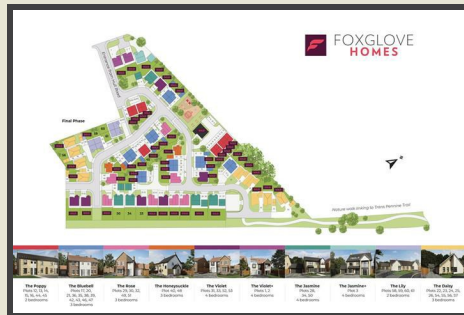
Dimensions	
Lounge	4.2m x 3.7m 2.2m x 0.9m
Kitchen/Day Room	4.6m x 5.7m
Utility	1.8m x 1.9m
Master Bedroom	3.2m x 3.7m
Dressing Room	1.5m x 2.6m
En-suite	1.2m x 2.6m
Second Bedroom	4.0m x 3.1m
Third Bedroom	2.6m x 3.6m
Fourth Bedroom	3.8m x 3.1m
Bathroom	2.8m x 3.1m
The Violet	127m ² (1,367 sq ft) Plus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

FOXGLOVE HOMES
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 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.

Plot 53 Mere View Meadows, Hull Road

Hornsea HU18 1RW

£355,000



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

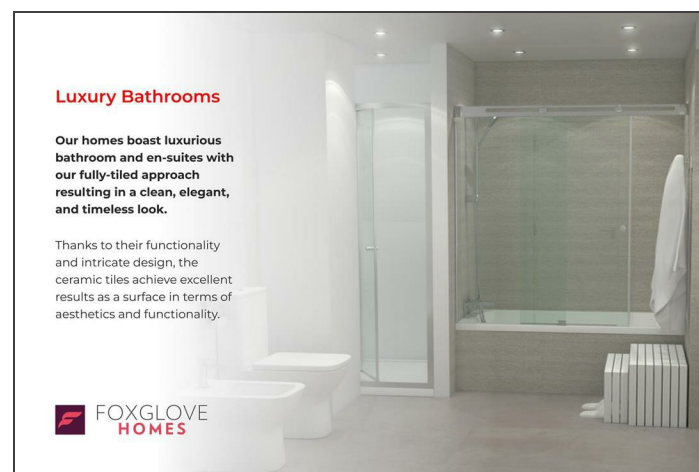
12'5" x 10'2" (3.8 x 3.1)

BATHROOM

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

OUTSIDE

Integral garage, parking and rear garden.



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 worksurfaces to fitted wardrobes.	<ul style="list-style-type: none">Outboards and worktop to match kitchen choiceSpace for washing machine and dryer	<ul style="list-style-type: none">All homes have external car charging points
	BATHROOM AND EN-SUITE <ul style="list-style-type: none">White sanitaryware suitesVanity units in bathrooms & en-suitesMixer tapsThermally controlled showerLow profile shower trays	WINDOWS AND EXTERNAL DOORS <ul style="list-style-type: none">Front and utility door, glazed effect insulated composite door incorporating multi point locking systemPVCu double glazed windowsInsulated sectional garage door
	BI-FOLDS <ul style="list-style-type: none">Powder coated aluminium bi-fold doors to rear	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
	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	WARRANTY <ul style="list-style-type: none">10 year LABC warranty
	TILING <ul style="list-style-type: none">Fully-tiled en-suites and bathroomsWC half-tiled to all walls, fully tiled floors	FOXGLOVE HOMES <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>
	PLUMBING AND HEATING <ul style="list-style-type: none">Full gas central heating with Ideal Logic SRT energy efficient boilerWhite panel radiators throughout, with chrome heated towel rail to bathroom, en-suite and cloakroom	
	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	
	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	

