



**QUICK&CLARKE**  
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**Springfield Strawberry Gardens, Hornsea HU18 1US**  
**Offers in the region of £475,000**



- Premier Location
- Utility Room & W.C.
- A Gardeners Dream
- Large Gardens Extending to 2/3 of an Acre
- Plenty of Parking
- Four Reception Rooms
- Four Double Bedrooms
- Delightful, Well Secluded Gardens
- Southerly Rear Aspect
- Energy Rating: D

Set in an extra large plot in one of Hornsea's premier locations, this property offers spacious accommodation with stunning private gardens to the rear enjoying a Southerly aspect and extending in all to 2/3 of an acre or thereabouts. This home simply must be viewed to appreciate all that is on offer. No chain.

LOCATION

This property is located on Strawberry Gardens, a private road in one of Hornsea most sought after residential locations which leads off Rolston Road. Springfield sits within a generous well secluded plot which extends to approximately 2/3rd acre with the rear garden enjoying a southerly private aspect.

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

The accommodation has main gas central heating via hot water radiators, UPVC double glazing and is arranged on two floors as follows:

OPEN PORCH

ENTRANCE HALL

8'2" x 13'11" (2.49m x 4.24m)  
With stairs leading off incorporating storage cupboard under, delft rack and one central heating radiator.

LOUNGE

13'11" x 24'6" (4.24m x 7.47m)  
With a fire surround and hearth, sliding doors sliding to the sun room and three central heating radiators.

DINING ROOM

9'10" x 17'10" (3.00m x 5.44m)  
With a bow window to the front, built in display shelves with cupboard above, built in dresser unit and a built in cupboard housing the central heating boiler. There is a serving archway to the kitchen and one central heating radiator.

BREAKFAST ROOM

9'5" x 9'3" (2.87m x 2.82m)  
With sliding patio door to the sunroom, dado rail, one wall light point and one central heating radiator.

KITCHEN

10'3" x 14'10" (3.12m x 4.52m)  
With a good range of base and wall units incorporating work surfaces with an inset 1 1/2 bowl sink unit with tiled splashbacks, built in double oven and split level gas hob with cooker hood over, built in fridge, display shelves and a breakfast bar.

UTILITY ROOM

9'10" x 9'11" (3.00m x 3.02m)  
With work surface and a stainless steel sink unit along with base units, plumbing for an automatic washer and space for a tumble dryer, downlighting to the ceiling, a stable style entrance door to the sunroom, ceramic tile flooring and one central heating radiator.

SEPERATE W.C.

With a low level W.C., corner wash hand basin with tiled splashback, ceramic tile floor covering and one central heating radiator.

SUN ROOM

22'8" x 10'8" (6.91m x 3.25m)  
Enjoying delightful views over the rear garden with picture windows, double French doors leading to the rear patio, a pitched polycarbonate covered roof, ceramic tile flooring and one central heating radiator.

FIRST FLOOR

LANDING

Which is part galleried. With an access hatch leading to the roof space, one central heating radiator and doorways to:

BEDROOM 1

13'11" x 13'10" (4.24m x 4.22m)  
With fitted wardrobes along one wall with matching drawers and bedside tables including a dressing table and one central heating radiator.

BEDROOM 2 (REAR)

10'5" x 12' net (3.18m x 3.66m net)  
With fitted wardrobes along one wall and a built in desk, lovely views over the rear garden and one central heating radiator.

BEDROOM 3 (REAR)

13'3" x 10'5" (4.04m x 3.18m)  
With fitted wardrobes and top storage cupboards and matching bedside tables, an independent shower cubicle and a vanity unit housing the wash hand basin and one central heating radiator. This bedroom enjoys lovely views over the extensive rear garden.

BEDROOM 4 (SIDE)

10'4" x 9'3" (3.15m x 2.82m)  
With fitted drawers and worktop and one central heating radiator. There is doorway leading to a large bordered out storage area.

BATHROOM/W.C.

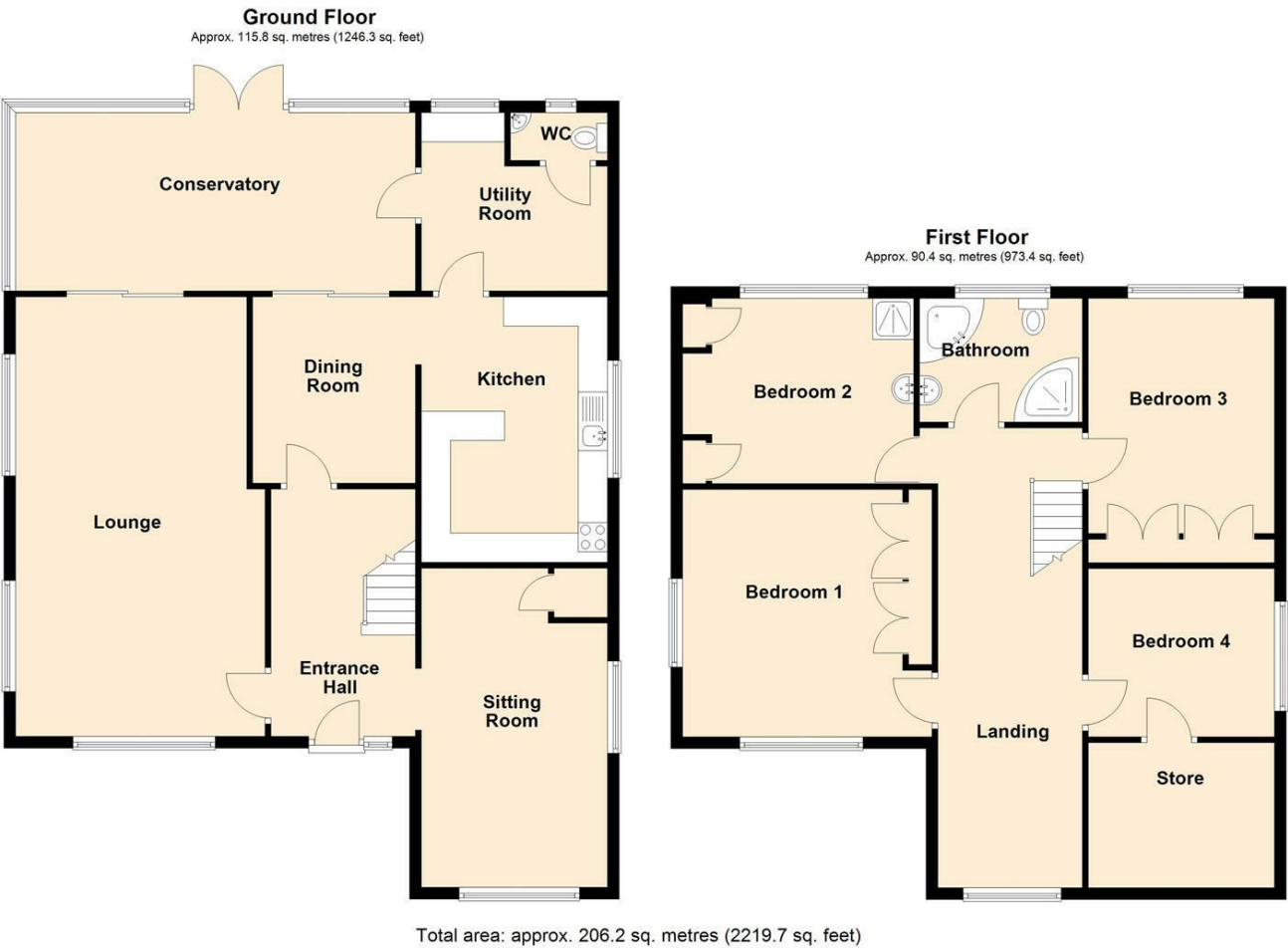
8'9" x 6'10" (2.67m x 2.08m)  
With a four piece suite comprising of a corner bath with mixer tap and hand shower over, an independent shower cubicle, pedestal wash hand basin, low level W.C., full height tiling to the walls, ceramic tile flooring, downlighting to the ceiling and a ladder towel radiator.

OUTSIDE

The property enjoys plenty of parking with twin driveways, one of which leads alongside of the property, providing excellent vehicular access to the rear garden. There are well stocked foregardens including a lawn and a number of mature shrubs and trees.

The rear garden enjoys a great deal of privacy along with a Southerly aspect, has extensive lawned areas along with a fruit and vegetable garden and is well screened by delightful mature trees and planting. There are garden stores, greenhouse, external water points and outside lighting.

COUNCIL TAX BAND: F



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.