



# QUICK&CLARKE

The Property Specialists

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**19 Ashcourt Drive, Hornsea HU18 1HE**  
**Offers in the region of £385,000**

- Executive Detached Home
  - Large Sun Room
  - Excellent Parking
  - Home Office
  - Well Secluded to Rear
- Open Plan Kitchen & Dining Room
  - Master with En-Suite
  - Extensive Rear Garden
  - West Facing to Rear
  - Energy Rating - C

A superb executive detached home sitting in one of the largest plots available on Ashcourt Drive with excellent parking provision and a modern kitchen which is well fitted and includes appliances, dining room, lounge and sun room which overlooks the generous gardens with a westerly aspect. There are double bedrooms to the first floor, one with an en-suite and a large family bathroom.

LOCATION

This property is located on Ashcourt Drive which leads off Eastgate. The property is set in one of the largest plots on Ashcourt Drive with a well secluded westerly facing garden to the rear.

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 mains gas central heating via hot water radiators, burglar alarm system, UPVC double glazing and is arranged on two floors as follows

ENTRANCE HALL

With composite front entrance door and side panel, stairs leading off, downlighting to the ceiling and one central heating radiator.

CLOAKS/WC

With a corner wash hand basin and concealed cistern/WC, full height tiling to the walls and LVT flooring.

KITCHEN

10' x 16' (3.05m x 4.88m)  
Which is open plan to the dining room and has a good selection of high quality fitted base and wall units incorporating resin work surfaces with an inset

on-and-a-half-bowl sink unit with a bow window overlooking the foregarden and incorporating a dual hot and cold water tap, built in double oven and split level gas hob with cooker hood over, integrated dishwasher, fridge and freezer, downlighting to the ceiling, doorway leading to the utility room, LVT flooring and one central heating radiator. There is an open square arch leading to:

DINING ROOM

10'1" x 11' (3.07m x 3.35m)  
With doorway leading to the sun room, LVT flooring and one central heating radiator

SUN ROOM

18'1" x 12'6" (5.51m x 3.81m)  
With a covered roof, windows overlooking the rear garden incorporating bespoke high quality blinds, wall light point, double French doors to the garden, two central heating radiators and LVT flooring.

UTILITY ROOM

4'5" x 8'4" (1.35m x 2.54m)  
With fitted base and wall units incorporating work surfaces with plumbing for an automatic washer under and space for a tumble dryer, full height tiling to the walls, downlighting to the ceiling, ceramic tile flooring and UPVC rear entrance door.

LOUNGE

11' narrowing to 9' x 17'2" (3.35m narrowing to 2.74m x 5.23m)  
With an electric fire set in a marble hearth and inset with matching surround, downlighting to the ceiling, feature column radiator and sliding patio doors to the garden.

FIRST FLOOR

LANDING

With built in cupboard and an access hatch into the roof space, one central heating radiator and doorways to

BEDROOM 1

8'2" (nett) x 13'11" (2.49m (nett) x 4.24m)  
With an excellent range of fitted bedroom furniture incorporating top storage cupboards and matching bedside units, drawers and full height wardrobes with sliding fronts incorporating mirrors, downlighting to the ceiling and one central heating radiator.

EN-SUITE SHOWER ROOM

8'8" x 5'4" (2.64m x 1.63m)  
With an independent shower cubicle, vanity unit housing the wash hand basin, low level WC, full height tiling to the walls, ceramic tiled flooring, downlighting to the ceiling and a ladder radiator.

BEDROOM 2 (rear)

15'1" (nett) x 10'3" (4.60m (nett) x 3.12m)  
Enjoying a lovely outlook over the rear garden. An extensive range of fitted bedroom furniture incorporating full height wardrobes with sliding fronts and one central heating radiator.

BEDROOM 3 (rear)

9'5" x 9'4" (2.87m x 2.84m)  
With a pleasant outlook over the rear garden and one central heating radiator.

BEDROOM 4 (side)

10'1" x 7' (3.07m x 2.13m)  
With fitted storage cupboard and one central heating radiator.

FAMILY BATHROOM/WC

10' x 9'7" (3.05m x 2.92m)  
With a four piece suite comprising an independent shower cubicle, panelled bath, vanity unit housing the wash hand basin and concealed cystem/WC, full height tiling to the walls, ceramic tiled flooring, downlighting to the ceiling and a ladder radiator.

OUTSIDE

The property sits in a particularly generous garden plot with an extensive block paved parking drive to the front behind a

dwarf wall, there is an integral garage 9'10" x 16' 6" with automated main door, side personal door, power and light laid on and the garage also houses the central heating boiler. Double opening gates to the side of the garage provide good access to the rear garden. with a useful paved hardstanding and storage area to the side.

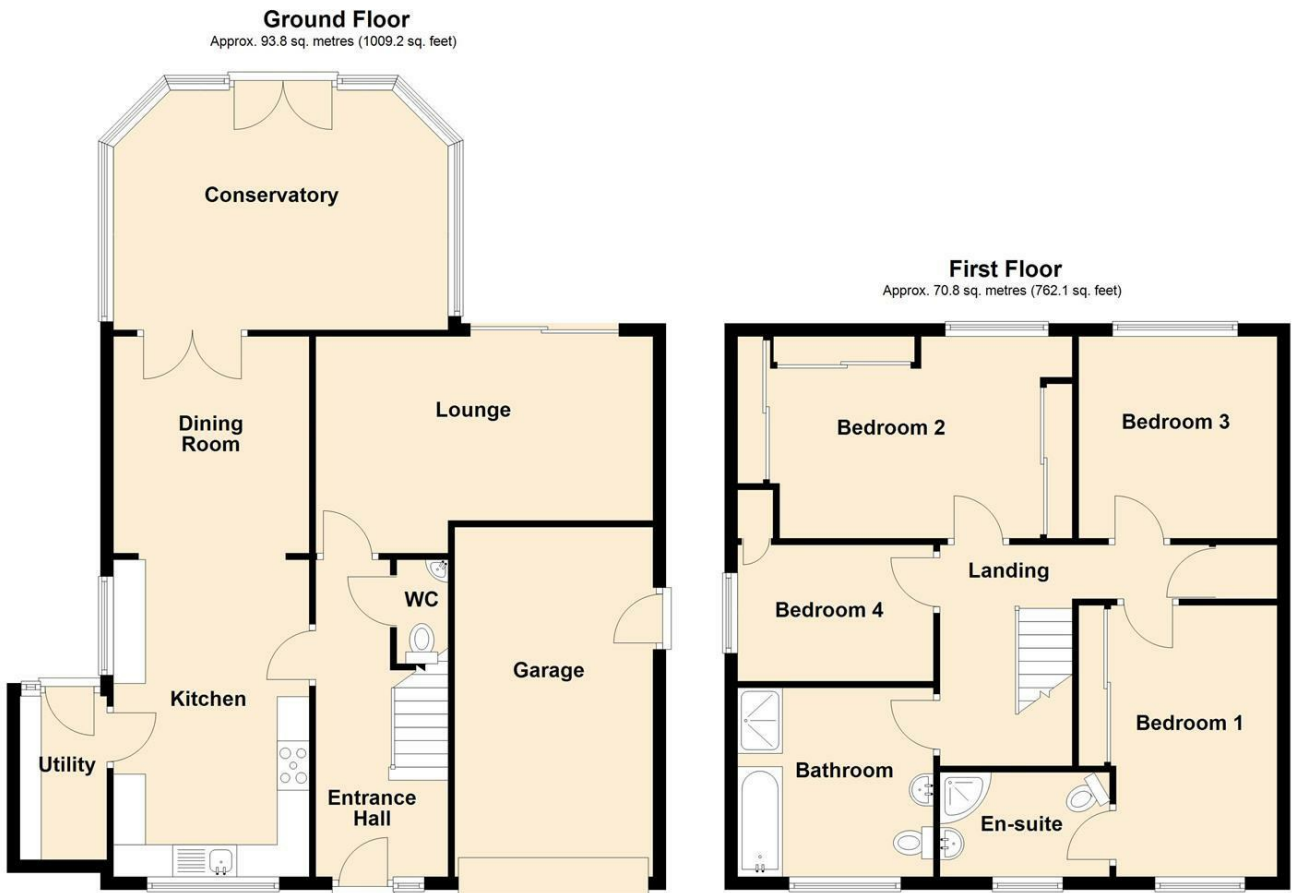
To the rear is a superb, extra large garden with a paved patio to the immediate rear of conservatory which extends to meet a large Pergola which houses the hot tub (available by negotiation) and beyond this is an extensive lawned garden with mature trees and shrubs and a paved pathway leads to meet a large seating area where there is a store, and a large HOME OFFICE/SUMMERHOUSE which is 13'10" x 11'7" and incorporates power and light, insulation and double opening doors to the garden. There are also outside power sockets, external lighting, cold water tap and a greenhouse.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

COUNCIL TAX

The Council Tax Band for this property is Band E



Total area: approx. 164.6 sq. metres (1771.3 sq. feet)

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.