



Southgate Hornsea, HU18 1RQ

***A BEAUTIFULLY DESIGNED, NEWLY BUILT, SEMI DETACHED HOME, BOASTING A FABULOUS OPEN PLAN FAMILY DINING KITCHEN & FOUR DOUBLE BEDROOMS, ***
Built to a great standard by local builders CR Reynolds, this deceptively spacious property is in a great location, and has generously proportioned accommodation over two floors to include:- a large open plan family room/kitchen diner with French doors opening out to rear garden creating a lovely space for entertaining family and friends, home office/study/snug with attractive bay window to the front, and a comfortable lounge, again with French doors leading out to the rear garden. A cloakroom/ WC completes the ground floor.
To the first floor is a galleried landing providing access to the four double bedrooms, the master has an en suite together with a considerable family bathroom.
The simply stunning home also benefits from three allocated private parking spaces, a 10 year New Build Premier Warranty. Boasting 1572 sq ft of living accommodation, fully fitted kitchen with all new integrated appliances included and flooring now finished, this lovely home provides a blank canvas and is just waiting for you to make it your own! Viewing is an Absolute Must!

Tenure - Freehold. EPC - Rating B. Council Tax Band - tbc

Guide Price £289,000

Entrance and Hallway

A light and airy entrance hall welcomes you in to view this sizeable property with feature staircase taking you up to the first floor and doors opening to the accommodation.

Snug / Study

9'9" x 9'4" (2.97m x 2.84m)

Feature walk in bay window to the front elevation, a versatile room that lends itself well for home office, snug play or hobby room.

Ground Floor W.C.

8'5" x 3'37" (2.57m x 0.91m)

Ground floor wc, and wash basin plus radiator.

Living Room

15'4" x 11'7" (4.67m x 3.53m)

Light and airy with feature French doors opening out to the rear garden.

Open Plan Family Dining Kitchen

18'8" x 23'7" measured at widest points, narrowing (5.69m x 7.19m measured at widest points, narrowing)

A fabulous open plan dining kitchen. A range of fitted wall and base units with worktops over, sink unit with mixer tap over, built in appliances including eye level oven and gas hob, dishwasher and fridge freezer, feature French doors opening out to the rear garden, creating a wonderful space for entertaining family and friends.

First Floor Gallery Landing

Master Bedroom

15'4" x 10'1" (4.67m x 3.07m)

A double bedroom with two double glazed windows enjoying views over the rear garden. Door into En Suite.

En Suite

8'8" x 5'56" (2.64m x 1.52m)

Large en-suite with walk in shower cubicle, vanity unit housing the wash hand basin and low level wc. Extractor fan and ladder style radiator.

Bedroom Two

12'8" x 9'5" (3.86m x 2.87m)

A double bedroom with two double glazed windows overlooking the rear garden.

Bedroom Three

11'5" x 11'9" (3.48m x 3.58m)

A double bedroom with double glazed window to front elevation.

Bedroom Four

9'8" x 8'8" (2.95m x 2.64m)

A double bedroom with double glazed window to front elevation.

Family Bathroom

8'4" x 5'5" (2.54m x 1.65m)

Window to front, panelled bath with shower over and glass door, vanity unit housing the wash hand basin and low level wc. Extractor fan and ladder style radiator.

Gardens & Parking

Lawned gardens wrap around the property with a paved patio area to the rear. Timber fencing to boundaries with gate opening to the parking area. There are three designated parking spaces to the property, easily accessed from Southgate.

About Us

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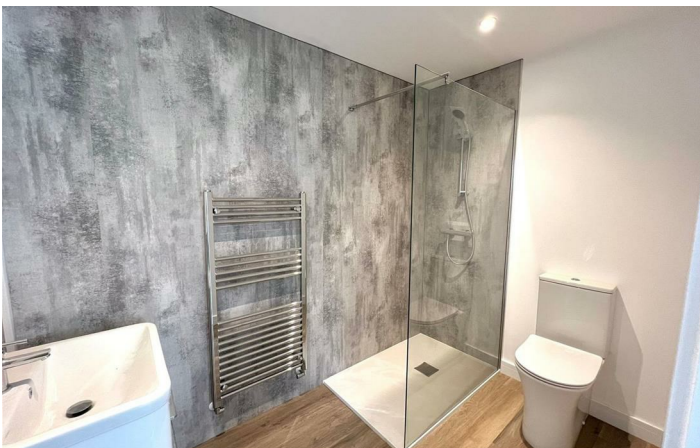
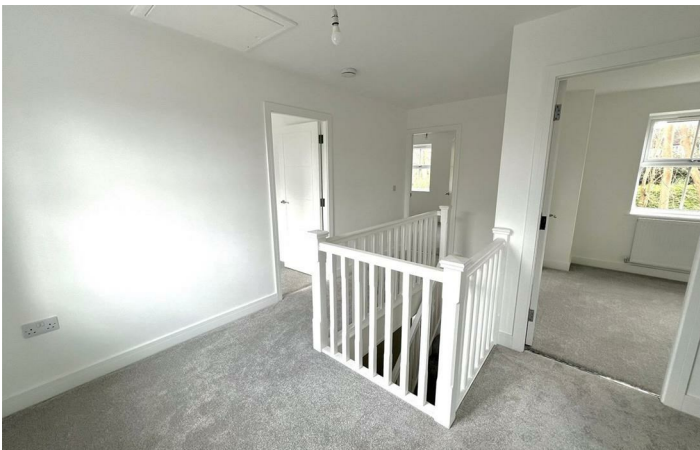
Laser Tape Clause - Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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Valuations

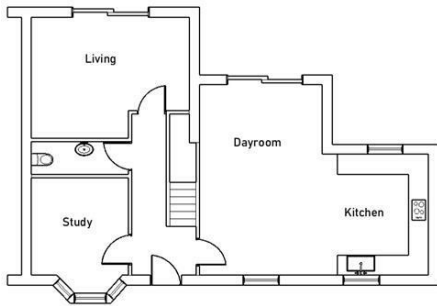
If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

- An Expansive Semi-Detached Family Home
- Beautifully Designed, and Filled with Natural Light
- 10 Year New Build Premier Warranty
- French Doors from Living Room and Dayroom Overlooking Spacious Rear Garden
- Four Bedrooms to the First Floor, with En-Suite to Master
- Large Open-Plan Dayroom/ Kitchen
- Three Private Allocated Parking Spaces

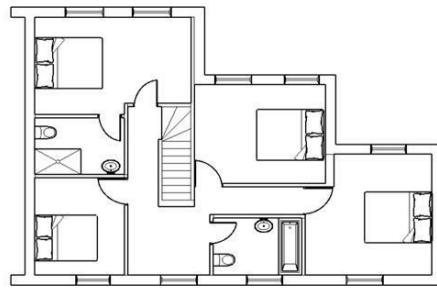




Floor Plan



Proposed Ground Floor



Proposed First Floor

All Dimensions must be checked on site and not scaled from this drawing



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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