



Farrants Way Hornsea, HU18 1DG

*****EXPECT TO BE IMPRESSED BY THIS STUNNING FOUR BEDROOM HOME***** Offering a great deal more than first glance suggests, the accommodation boasts a high standard in every room with ample space for the whole family, including an enclosed, south facing rear garden perfect for entertaining guests, or simply relaxing.

Beautifully presented by the current owners it benefits from gas central heating and double glazing throughout and briefly encompasses; Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, Cloakroom/WC and integral garage to the ground floor. To the first floor are Four Bedrooms with En-Suite to Master, and Family Bathroom. This truly is a grand example of an executive family home and viewings of this property come with our highest recommendation!

Current EPC Rating: C, Council Tax Band: D, The Property is Freehold.

£325,000

Entrance Hall

Entrance via a double glazed door, stairs off to the first floor and radiator.

Lounge

14'8" x 11'6" (4.48 x 3.51)

A bright and airy living space with large front aspect bay window. Tastefully and neutrally decorated with radiator under window and fully carpeted flooring. Double doors leading to;

Dining Room

14'8" x 10'11" (4.48 x 3.33)

A convenient 'L' shaped dining room ideal for gathering the family together for an evening meal. With double glazed French doors leading out to the glorious rear garden, radiator and fully carpeted flooring.

Kitchen

12'7" x 11'10" (3.84 x 3.62)

The kitchen is superbly fitted with an excellent arrangement of sage green shaker style wall and base cabinets and attractive shelving with feature lights above. Having contrasting work surfaces and tiled splashback. Inset ceramic sink with mixer tap and drainer, integrated electric oven and four ring gas hob with stainless steel extractor hood over. Also benefiting from a dishwasher and space for a washing machine, rear aspect double glazed window, downlighters and radiator. Attractive herringbone pattern vinyl flooring completes the look.

Cloakroom/ WC

5'6" x 5'0" (1.7 x 1.53)

Wash hand basin, WC, radiator and vinyl flooring.

First Floor Landing

Access to all bedrooms and family bathroom.

Master Bedroom

12'10" x 11'6" (3.93 x 3.51)

Double glazed front aspect window with double radiator under, ample storage space and fully carpeted flooring.

En-Suite

7'6" x 4'11" (2.3 x 1.52)

Double glazed window, corner shower cubicle, wash hand basin, low flush WC, part tiled walls and vinyl flooring.

Bedroom Two

14'3" x 8'7" (4.35 x 2.64)

Double glazed window to the front, double radiator, fully carpeted flooring.

Bedroom Three

11'4" x 8'1" (3.46 x 2.47)

Used currently as a multi-purpose room, the third bedroom benefits from rear aspect window with radiator under and fully carpeted flooring.

Bedroom Four

9'10" x 8'8" (3.02 x 2.66)

Currently utilised as a dressing/reading room, the fourth bedroom benefits from a rear aspect window with radiator under and fully carpeted flooring.

Family Bathroom

8'2" x 6'4" (2.5 x 1.95)

A modern family bathroom featuring a panelled bath, wash hand basin, low level WC. Part-tiled walls, extractor fan to wall and vinyl flooring.

Gardens

To the rear garden is a large south facing patio terrace, perfect for entertaining guests during warm summer days or alternatively relaxing and soaking up the sun on the odd occasion! With an ideal sized lawn area for low maintenance, and raised areas divided with sleepers containing mature shrubs and plants. There is also a useful garden shed ideal for storage. Complimented with fencing to form the boundary.

About Us

Now well established, our sales team at HPS Estate Agents are passionate about property and are dedicated to bringing you the best customer service we can. Successfully selling both residential and

commercial property locally, our job isn't done until you close the door on your new home. Why not give us a call and try for yourselves - you have nothing to lose and everything to gain.

Disclaimer

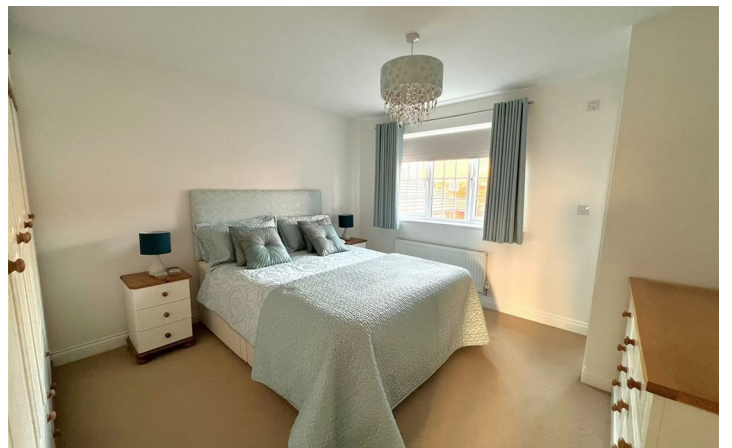
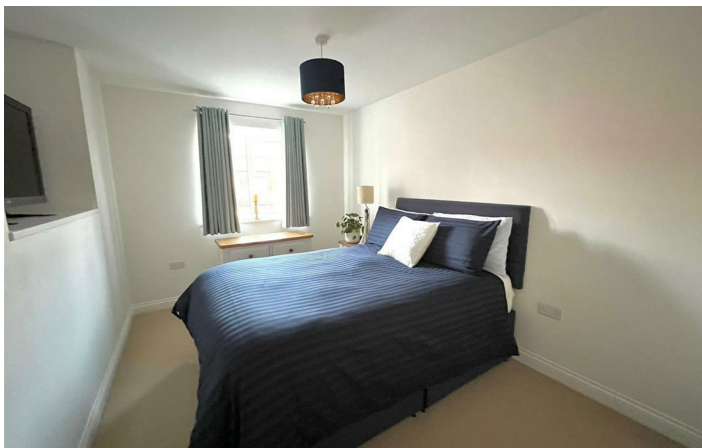
Laser Tape Clause - Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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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 Exceptional Detached Family Home, Situated Within an Exclusive Cul-De-Sac
- Delightfully Presented Accommodation
- Viewing Comes With the Agents Highest Recommendation
- High Quality Four Bedroom Two Bathroom Home
- A Must See Property in a Fabulous Seaside Town Location
- Beautiful South Facing Rear Garden with Secure Enclosures, Suitable for Children and Pets
- A Great Opportunity to Purchase a Quintessential Family Home

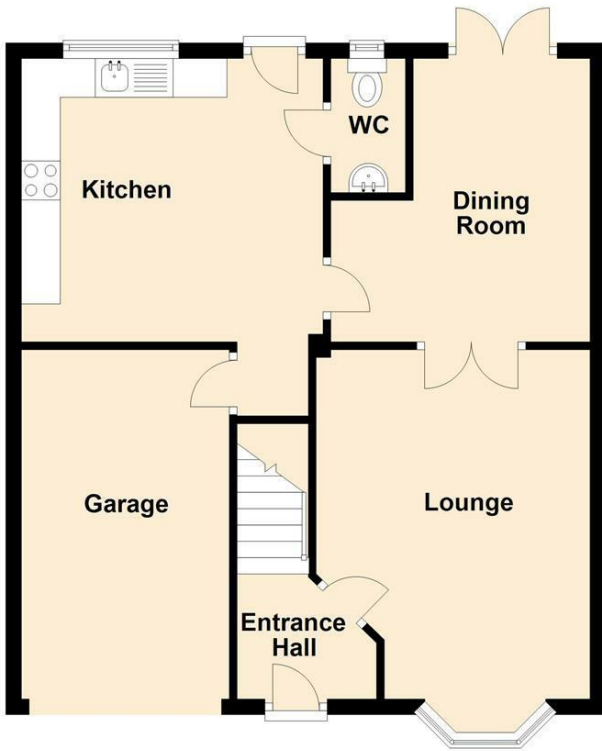




Floor Plan

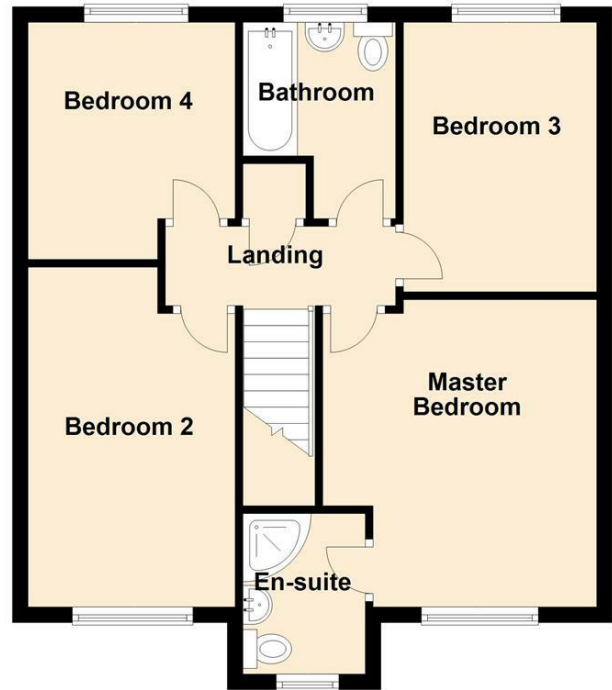
Ground Floor

Approx. 60.4 sq. metres (649.7 sq. feet)



First Floor

Approx. 56.3 sq. metres (606.1 sq. feet)



Total area: approx. 116.7 sq. metres (1255.8 sq. feet)

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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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