



## Ashcourt Drive Hornsea, HU18 1EN

\*\*\*\*\*WELL REGARDED LOCATION, ATTRACTIVE DETACHED HOME WITH SECLUDED GARDENS NOW AVAILABLE\*\*\*\*\* Whether you're seeking a family home, a peaceful retreat, or a place to enjoy leisurely afternoons in the garden, this detached residence offers the perfect setting for relaxed rural living. With its attractive features and convenient location, it presents a rare opportunity to embrace the comforts of home in a picturesque setting. Offering ample accommodation over two floors it briefly comprises:- porch, hallway, lounge, dining room and kitchen. Rear hall with cloakroom and personal door to the attached garage. Upstairs is a large landing with three bedrooms and family bathroom. Outside offers gardens to three sides with patio area. Viewing is highly recommended so call us now to book. 01964 533343.  
EPC Rating - D, Council Tax Band - C, Tenure - Freehold.

**Offers In The Region Of £279,950**

### **Entrance Porch 6'9" x 4'0" (2.08 x 1.22)**

Wooden entrance door, window overlooking the garden making it an airy light entrance with a built in cupboard. Internal door leads to the entrance hall.

### **Entrance Hall 6'9" x 10'11" (2.08 x 3.35)**

Spacious entrance leading to the lounge as well as the kitchen plus staircase to the first floor. A central heating radiator.

### **Lounge 15'5" x 9'6" (4.72 x 2.90)**

A beautiful view of the front garden from the double glazed window. A tranquil room oozing with natural light. It has a radiator and an archway leading to the dining room.

### **Dining Room 8'11" x 8'5" (2.74 x 2.57)**

Patio doors with matching side panels are the focus of this room as they lead out onto a patio and a south facing side garden. Original wooden floorboards with a radiator.

### **Kitchen 13'6" x 9'3" (4.14 x 2.84)**

A good sized kitchen boasting fitted wall and base units with wood effect worksurfaces. It has a sink unit with drainer and mixer tap. It has plumbing for a washing machine plus an electric oven. A picture window overlooks the rear garden and a side door leads to the garage and cloakroom.

### **Rear Hall**

A double glazed door leads into the back garden from the hall also allows access to the garage plus the cloakroom.

### **Cloakroom**

A low level W.C with a window to the rear.

### **First Floor Landing**

A spacious airy landing with side window. It has a built in airing cupboard incorporating the hot water cylinder. There is loft access from the landing and a radiator.

- A detached home in a sought after area
- Parking for two cars
- Gas central heating and double glazed windows

### **Bedroom One 11'1" x 10'11" (3.38 x 3.35)**

This bedroom looks to the front of the house and benefits from fitted wardrobes and a radiator.

### **Bedroom Two 11'10" x 8'3" (3.63 x 2.54)**

Fabulous views from this bedroom which has two windows, one overlooking the back garden and a side window looking out over the patio. It has a built in airing cupboard housing the central heating boiler plus a radiator.

### **Bedroom Three 8'5" x 5'4" (2.59 x 1.63)**

This bedroom overlooks the front garden and benefits from built in shelving with rail for hanging clothes.

### **Bathroom 8'5" x 5'4" (2.59 x 1.63)**

A 3 piece white suite with paneled bath incorporating a shower over the bath. It boasts part tiled walls with vinyl flooring and complimented with a heated towel rail.

### **Front Garden**

A well established front garden with a variety of plants and shrubs creating a haven for the birds and wildlife plus the benefit of a second parking space. It boasts hedged boundaries and a low wall with a concrete path winding to the front door.

### **Garage 8'0" x 15'10 (2.44m x 4.83m)**

The brick built garage is attached to the house with an up and over door boasting its own drive plus access to the rear garden via a path adjacent to the garage. A integral door leads from the rear of the garage to the rear hall. It has light power points plus a electricity supply.

### **Rear Garden**

The rear garden wraps itself around the house with many areas to explore. It has a greenhouse and shed plus

- Beautiful, easy to maintain gardens
- Good sized plot with gardens on three sides
- A quiet location within walking distance of the seafront

rockeries and lots of mature shrubs and easily maintained borders. There is a south facing patio at the side of the house. A wonderful secluded garden with views of the adjoining field.

### **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.

Disclaimer - These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of HPS Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

### **Valuations**

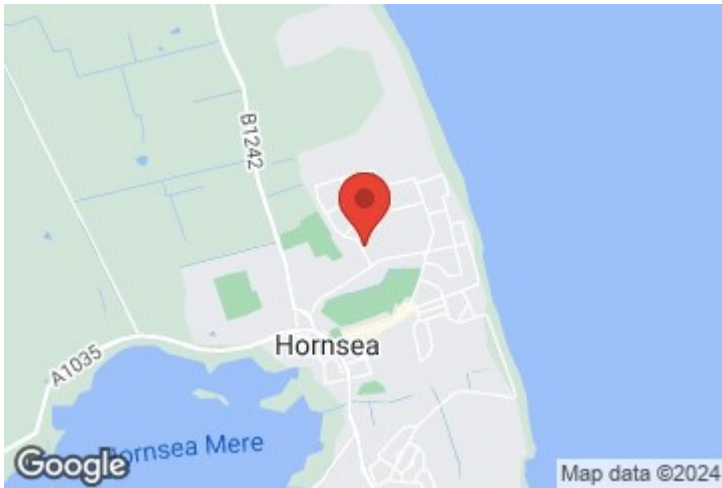
If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

- South facing secluded patio
- Rear garden accessed through a side gate
- Must be seen









## Floor Plan



Total area: approx. 102.8 sq. metres (1106.9 sq. feet)

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

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