



Cygnets Close Hornsea, HU18 1LE

Welcome to Cygnets Close, Hornsea - a truly spectacular location to call home! This charming house boasts three bedrooms, perfect for a growing family or those in need of extra space. The lounge diner is ideal for entertaining guests or simply relaxing after a long day. The fully fitted kitchen is a dream for any aspiring chef, offering both functionality and style. Situated in this sought-after area, you'll enjoy the tranquillity of the surroundings while still being close to all amenities. Don't miss out on the opportunity to make this house your own and experience the best of Hornsea living! Call Lisa, Claire or Donna for your viewing on 01964 533343.

Current energy rating - B, Council tax band - C, Tenure - Freehold

Offers In The Region Of £225,000

Entrance Porch 3'8" x 4'7" (1.14 x 1.41)

Double glazed entrance door with a window to the side plus a coat rail and a radiator.

Lounge Diner 23'1" x 10'7">9'10" (7.06 x 3.24>3.0)

A wow factor as you enter the tastefully dressed room with laminate flooring. Windows to the front and rear create a light airy feel to this room. A spindled staircase leads to the first floor.

Kitchen

A well organized room boasting integrated appliances; washing machine, fridge, freezer, electric oven and hob. Part tiled walls compliment the stylish white high gloss units with work surfaces, sink unit with a drainer and mixer tap. A built in cupboard plus a door leading to the back garden.

First Floor Landing 11'10" x 6'6" (3.63 x 2.0)

The spindled banister plus staircase is a feature of the landing along with the decor. It has doors leading to the bedrooms and the bathroom plus an airing cupboard.

Master Bedroom 14'2" x 8'7">7'2" (4.32 x 2.62>2.19)

Fitted wardrobes are the focus in this room plus views of the rear garden. Carpeted flooring as well as a radiator creates a warm room.

En-suite 4'8" x 7'2" (1.43 x 2.20)

A step in shower cubicle with vinyl flooring, pedestal handwash basin also a low level W.C. Part tiled walls enhance this En-suite.

Bedroom 2 10'4" x 8'7" (3.17 x 2.64)

A beautifully designed room with a window to the front plus radiator. Carpeted flooring oozes comfort.

Bedroom 3 8'7" x 8'7" (2.64 x 2.64)

A delightful room with a window to the front of the house. A radiator and carpeted flooring. This room is simply beautiful.

Bathroom 7'2" x 5'5" (2.20 x 1.66)

White 3 piece suite consisting of a paneled bath, pedestal handwash basin plus a low level W.C. Vinyl flooring plus part tiled walls create a practical family bathroom.

Front Garden

A driveway leading to the garage with parking. Mainly lawned with path and a ornamental tree as well as shrubbery borders.

Garage

An integral garage with an up and over door plus light, power points and sockets.

Rear Garden

A haven of peace with mainly lawned garden surrounded with easy to maintain borders and shrubs. The graveled path leads to the decking area plus a gate to the storage shed. The side gate leads to the front of the house and detached garage.

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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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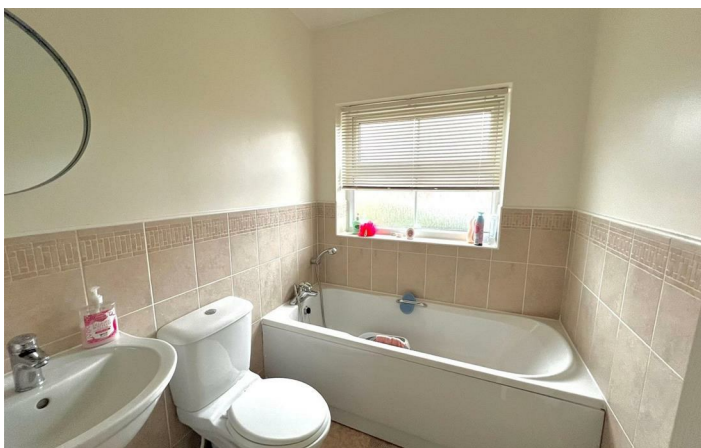
Valuations

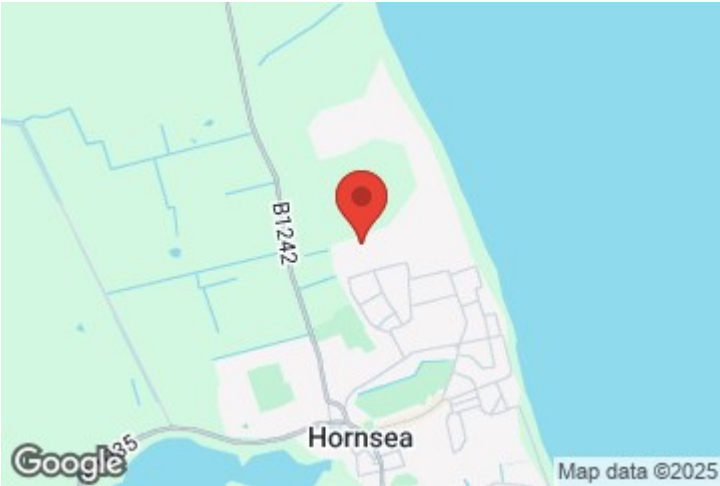
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- Key ready amazing family home
- Open plan living/dining area
- Parking and garage

- Sought after location
- Good sized bedrooms
- Easy to maintain south facing rear garden

- Beautifully decorated
- Bathroom and en-suite toilet and basin
- Viewing highly recommended





Floor Plan



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	