

Draycott Avenue Hornsea, HU18 1HH

*****SPACIOUS DETACHED PROPERTY WITH DOWNSTAIRS FACILITIES AND NO CHAIN*****

This delightful, well maintained, three-bedroom detached home offers versatile living spaces and is perfect for anyone seeking a spacious home. The property is well-maintained and located in a desirable area not far from the town and seafront. Featuring an L-shaped lounge and dining room, ideal for relaxing and entertaining, a well-equipped modern kitchen and a practical utility room, complete with an adjoining wet room for convenience. The flexible layout includes one bedroom/study on the ground floor and two upstairs. The upstairs bedrooms include one with an en-suite shower and access to a full family bathroom. The beautifully landscaped rear garden offers seating areas, perfect for outdoor relaxation, along with a greenhouse for gardening enthusiasts. It benefits from plenty of off-road parking and a detached garage for storage or additional workspace. This versatile and well-presented property is ideal for a range of buyers, from families to downsizers, offering space, comfort, and style in equal measure. Early viewing is highly recommended! Call us now to book yours.

Current Energy Rating - C, Council Tax Band - D, Tenure - Freehold.

£280,000

Entrance Hall 12'2" x 6'4" (3.71 x 1.95)

Double glazed entrance door leading to the hallway with stairs off to the first floor. Two understairs cupboards and radiator.

Lounge Diner 20'10" narrowing to 8'5" x 17'7" narrowing to 10'0 (6.37 narrowing to 2.57 x 5.38 narrowing to 3.05)

A lovely bright 'l' shaped room proving areas to eat and relax. Picture window to the front aspect, wooden mantelpiece with tiled hearth and surround housing a living flame gas fire, coving to the ceiling, large decorative shelving unit, television point and two radiators.

Bedroom 3/Study 9'3" x 8'11" (2.82 x 2.74)

Window to rear and radiator.

Kitchen 11'3" x 8'11" (3.43 x 2.73)

Window and door to the rear aspect into the utility room, a range of matching wall and base units with complimentary worksurfaces over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over. Gas cooker point, space for dishwasher and integrated under counter fridge, part tiled walls and flooring.

Utility Room 8'1" x 4'9" (2.47 x 1.46)

Conservatory style utility room with windows to rear and door to side into the garden, work surface with space underneath for washing machine and dryer, door to wet room.

Wet Room 5'9" x 2'1" (1.76 x 0.66)

Window to rear aspect, pedestal wash hand basin and low level wc, shower with tiled walls and floor and extractor fan.

First Floor Landing 6'7" x 2'7" (2.03 x 0.80)

Landing area with doors to both bedrooms and bathroom plus built in cupboard housing the boiler.

Bedroom 1 12'1" x 9'10" (3.69 x 3.02)

Window to rear, a range of fitted wardrobes with dressing table between, carpet and radiator, arch to shower area.

En-suite shower area 4'7" x 2'5" (1.41 x 0.74)

Two piece suite comprising:- step in shower cubicle and wall mounted wash hand basin. Access to loft space.

Bedroom 2 12'1" x 9'8" (3.69 x 2.97)

Window to front, recessed range of wardrobes, carpet and radiator.

Bathroom 7'6" x 5'3" (2.30 x 1.61)

Window to side, three piece suite comprising:- panelled bath with shower over, pedestal hand wash basin and low level wc. Tiled walls, vinyl flooring and radiator.

Front Garden

Driveway leading to the single garage, Planted garden area surrounded by a low wall with pedestrian gate to the rear.

Rear Garden

Mainly laid to lawn with fenced boundaries, two paved seating areas to make the most of the sunshine, planted borders and mature shrubs. Greenhouse.

Single Garage

Garage with up and over door plus personal door to the rear garden, some shelving and light and power points.

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

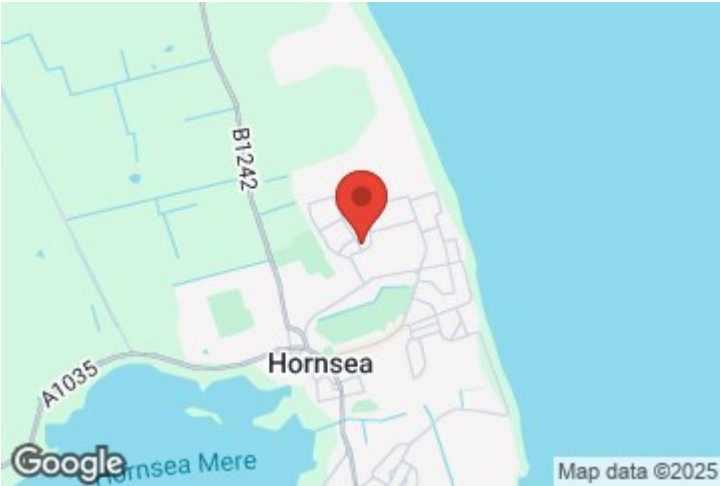
If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

Location

Hornsea is a small seaside town in the heart of East Yorkshire with a wonderful community feel. With schools, churches, eateries and a range of excellent shops, a Blue Flag Beach and a quaint promenade, we are a coastal hideaway town with plenty of charm and character.

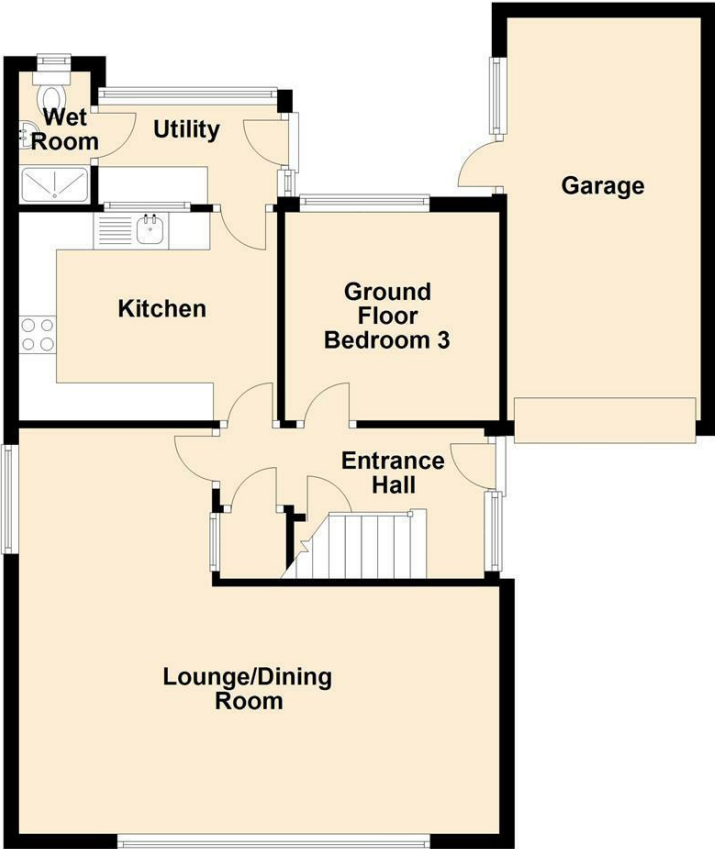
- NO CHAIN
- Beautifully presented and well maintained
- Downstairs bedroom and wet room
- Highly desirable location
- 'L' shaped lounge diner
- Gardens, parking and garage
- Versatile accommodation over two floors
- Modern kitchen and utility
- Viewing a must





Floor Plan

Ground Floor
Approx. 71.6 sq. metres (770.7 sq. feet)



First Floor
Approx. 33.6 sq. metres (361.4 sq. feet)



Total area: approx. 105.2 sq. metres (1132.1 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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		
		83
	69	
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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC