



Ashcourt Drive Hornsea, HU18 1EN

*****NO CHAIN! 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.

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

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

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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.

- A detached home in a sought after area
- Beautiful, easy to maintain gardens
- South facing secluded patio
- Parking for two cars
- Good sized plot with gardens on three sides
- Rear garden accessed through a side gate
- Gas central heating and double glazed windows
- A quiet location within walking distance of the seafront
- NO CHAIN





Floor Plan



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			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	