



Atwick Road Hornsea, HU18

Located on Atwick Road in the charming coastal town of Hornsea, this delightful house offers a perfect blend of rustic charm and modern convenience. The home features a spacious, airy reception room, perfect for relaxing or entertaining guests. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. One of the standout features of this property is the ground floor bathroom, providing added convenience for everyday living. The house also boasts a second bathroom, ensuring that there is ample space for all residents and visitors. The secluded garden is a true gem, offering a peaceful retreat where one can unwind amidst nature. It also includes a play area, making it an excellent space for children to enjoy outdoor activities in a safe environment. Parking is available for one vehicle, adding to the practicality of this lovely home. The fantastic location means that all local amenities are within easy reach, making daily errands and leisure activities effortlessly accessible. This property is a wonderful opportunity for those looking to embrace a tranquil lifestyle in a vibrant community. With its unique character and convenient features, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this charming house your new home.

Current energy rating - D, Council Tax Band - C, Tenure - Freehold.

£295,000

Drive
Gravelled drive with stepping stones leading to the side entrance door. Off street parking also benefitting from up and down lights along the side of the house. Established shrubs create privacy with access to the rear garden.

Dining Area
Step into the entrance hall and be amazed to discover a rustic style dining area. The spindle staircase with large dormer window is captivating as it leads to the first floor landing. The area boasts an understairs cupboard, radiator, pendant light, LVT flooring covering an original solid wood floor

Walk in Cupboard 4'1" x 4'1" (1.27 x 1.27)
You'll be amazed by the practicalities of this walk in cupboard comprising of rails for coats with shelving for all your shoes, creating an organised space benefiting from a wall light.

Lounge 15'9" x 12'0" (4.82 x 3.68)
The marble fireplace with coal effect fire plus ambient lighting is a feature to this cosy welcoming room. A light airy room created by the front and side windows oozes relaxation. Two radiators plus carpeted flooring add comfort to chill or watch the television.

Kitchen 12'4" x 12'0" (3.77 x 3.68)
Charming country style reclaimed brick-built kitchen dressed with reclaimed slate splashbacks as well as window sills which adds character to this quirky unique kitchen. There are no less than six moveable ceiling lights on a ceiling track lighting up every work space, plus windows to two elevations giving beautiful views of the garden. Space for several appliances including a freestanding electric oven, dishwasher, washing machine, and fridge freezer all with isolated electric points. The extractor fan also bears an isolation switch. The exposed brick fireplace is the inspiration for the room, whilst the LVT flooring compliments the work surfaces. Rear external door fitted with “doggy door” leads to the back garden, and there is an exposed brick and slate opening leading to the inner hall.

Inner Hall 6'7" x 4'11" (2.03 x 1.52)
Yorkshire stone floor adds charm to this area with two rustic built in cupboards; one housing the gas combi boiler whilst the other housing the consumer unit. Long rope hook-and-hang light create ambience plus a door leading through to the ground floor bedroom.

Ground Floor Bedroom 3 15'2" x 7'6" (4.63 x 2.29)
A feature of this room is the exposed brick walls as well as the exposed conduit plus pipework which create the country comfort style double bedroom. The carpeted flooring adds luxury whilst the window to side elevation creates natural light. A pendantlight finishes the room and radiator for warmth.

Ground Floor Bathroom 11'1" x 5'9" (3.39 x 1.77)
Bright, stylish bathroom boasting two etched glass windows to the back elevation as well as two large wall mirrors insitu. Low level WC,plus a wall mounted basin complemented with a waterfall tap, long bath with waterfall tap also shower attachment with wall fitting. Rail for wrap around shower curtains, heated ladder towel rail radiator, tiled walls and window sills add style to this room, extractor fan, also vinyl flooring. Bespoke LED strip lighting to three walls in addition to recessed lighting. A serene and tranquil room to pamper yourself.

First Floor Landing
Spindled and carpeted switchback staircase with etched dormer window to side elevation dressed stylishly with drapes adding character, three decreasing drop lights, and exposed beam. Spindled balcony landing leading to wetroom and two double bedrooms. Fully carpeted with one radiator and recessed lighting

Wetroom 10'2" x 5'10" (3.12 x 1.79)
A luxurious wetroom to challenge any spa retreat with its etched window to rear elevation, tiled floor as well as walls, extractor fan, recessed lighting, plus heated towel rail radiator. It boasts a rainfall shower, also a second shower attachment and feature mosaic tiling. Low W.C, wall mounted hand wash basin with waterfall tap, feature mosaic recessed shelf, and reclaimed wood pedestal. The exposed beam frames the eaves area which offers ample storage space

Bedroom 2 16'7" x 7'11" (5.06 x 2.43)
Double bedroom with window to rear elevation offering stunning views of the garden plus surrounding area offering tranquillity. Exposed brick feature chimney breast, stadium mural wallpaper along the full length of the room, a brilliant feature of this room, radiator, TV aerial, vinyl flooring, two pendant lights plus a revolving spotlight. The built-in wardrobe with automatic lighting, clothes rail, and shelving is the access to the secret den, lovingly named Narnia.

The Secret Den 8'5" x 6'2" (2.57 x 1.88)
Pull open the staircase doors to reveal a secret room making every child's dream space come true. Definitely a wow feature of this room accessed through bedroom 2; it is fully carpeted with an exposed beam, radiator, recessed shelf with exposed brickwork, and two revolving spotlights.

Master bedroom 13'11" x 10'2" (4.26 x 3.12)
Double bedroom benefiting from a window to front elevation creating a light airy room overlooking the tree lined field . This room offers ample storage in the form of three large built in wardrobes with automatic lighting, clothes rails, plus shelving. a television point. The carpet extends through into the wardrobes, the radiator adds warmth, and the bespoke lighting is in the form of three 5amp points controlled by the main switch to add a more ambient feel.

Loft Space
Useful boarded space accessed from the second bedroom via a ladder and a locked ceiling hatch. Long strip light, main TV aerial connection box and storage space running the full length of the house.

Rear Garden
Immediately adjacent to the back door is a fenced patio with double electric point, an external cold cupboard, water tap, up-and-down light, and gate leading into the garden where they are many features such as a sandpit, arch to saunter through to the play area. The garden is mainly laid to lawn with flower boarders, shrubs, and trees. There is a rockery making a feature of the remnants of a building that belonged to the original windmill next-door, plus a small pond attracting wildlife. The lawned garden leads onto a large barked play area with an abundance of space, as well as an additional pebbled area often used for dining. This area has many places to explore. The garden also houses a large shed with double sliding

doors with an internal solar powered light. The stone floor of the shed protrudes out to the side to incorporate a storage area for up to four wheelie bins, and this is discretely shielded from view but accessed easily.

Play Area
Nestled at the rear of the garden is a well equipped play area which can explored through the arch or from the lawn, making this an amazing area for any child to enhance their imagination, especially with spectacular views of the windmill located next door.

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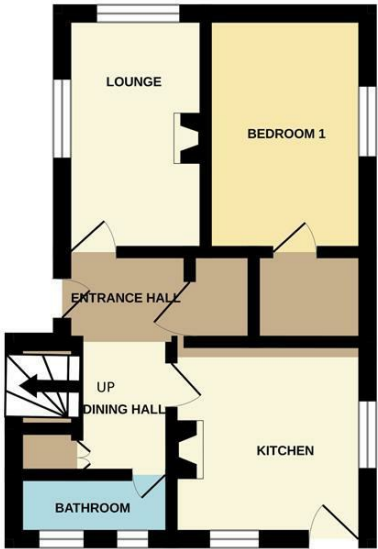
- Beautifully presented home with rustic charm
- Boasts a ground floor bedroom
- Secluded garden with many areas to explore
- Convenience of bathroom on the ground floor
- Well equipped kitchen with ample work surface area
- This home must be viewed to truly appreciate its appeal



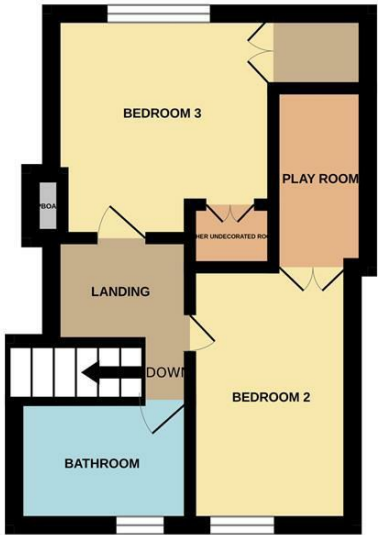


Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
	68	80
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		
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Not environmentally friendly - higher CO ₂ emissions		
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