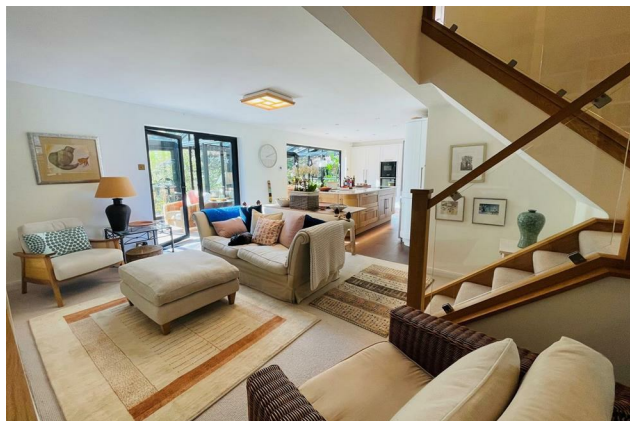




Southgate Hornsea HU18 1RH

**Offers Over
£499,000**

Hidden in the tranquil area of Southgate, Hornsea, this remarkable house - extensively extended and modernised by the current owners, offers a unique blend of privacy and charm. Set down a secluded drive, the property provides a peaceful retreat from the hustle and bustle of everyday life.

As you enter the lounge you will be amazed by the eye catching fireplace plus the décor and balustrade leading you to the ground floor.

As you step down, you will be greeted by an out-of-this-world kitchen that is sure to impress even the most discerning of chefs. This stunning space is designed for both functionality and style, making it the heart of the home where culinary creations can flourish.

The established garden surrounding the house is a true haven for wildlife, offering a delightful natural setting that enhances the overall appeal of the property. This outdoor space is perfect for enjoying sunny afternoons or simply taking in the beauty of nature. You'll be astounded by the amount of outdoor storage boasting three sheds hidden within the garden and drive.

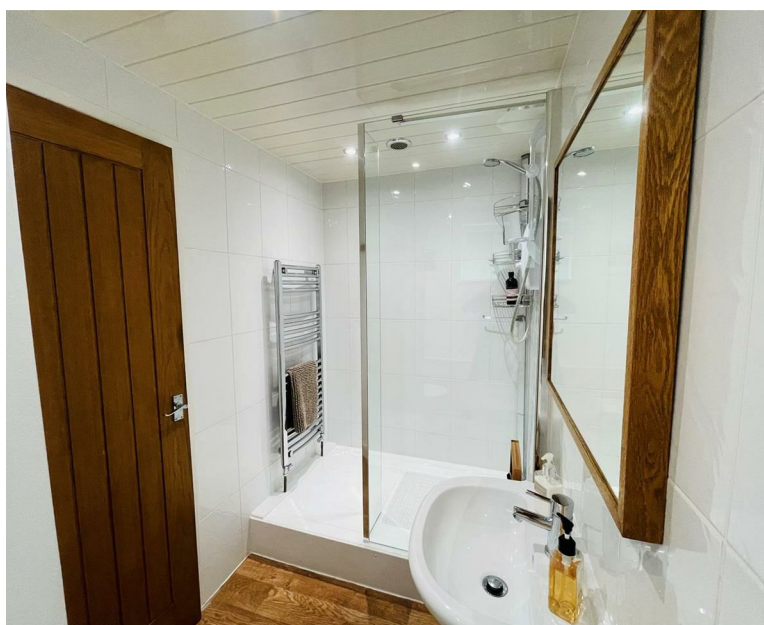
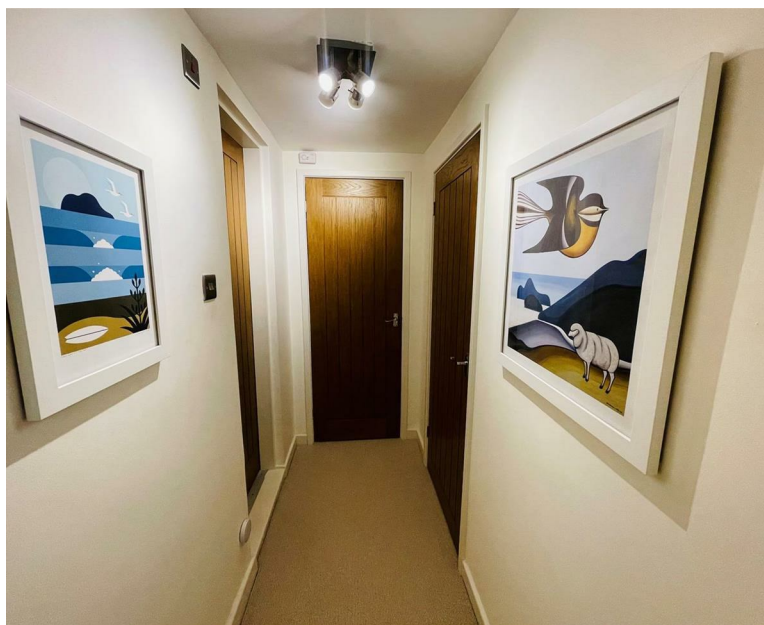
This house is a must-see to truly appreciate its specialness and the lifestyle it offers. With its exceptional features and serene location, it presents an outstanding opportunity for those seeking a distinctive home in Hornsea. Don't miss the chance to make this extraordinary property your own.

You must view this home to appreciate its stand alone uniqueness'

EPC- C, Council Tax Band -E, Tenure-Freehold

- Extensively extended and modernised
- Amazing kitchen leading to sun room
- En-suite oozes elegance
- Must be viewed to truly appreciate this home.
- Fantastic location down a secluded drive
- Spectacular views of the rear garden
- Walk in dressing room
- Beautiful home over four interconnected levels
- Large glass extension with spa and dining room
- Out of this world utility room







Entrance Porch

2.81 x 1.75 (9'2" x 5'8")

Bright airy entrance porch boasting double glazed entrance door complimented with windows and UPVC panels. Built in cupboards create ample storage whilst vinyl and carpet dress the flooring.

Lounge Area

5.79 x 3.61 (18'11" x 11'10")



Floor to ceiling book shelves with subtle lighting compliment this room. A Velux ceiling window oozes light along with a window to the front. The sandstone fireplace with electric fire is a feature of the room. The lounge has storage under the flooring accessed through doors in the sitting room.

Sitting Room

5.10 x 2.90 (16'8" x 9'6")



With a wall mounted electric fire this room's carpeted floor changes from the Amtico flooring of the kitchen. It has built in cupboards with lighted shelving which add style to the area. Stairs, with a glass balustrade, lead up to the lounge.

Kitchen

8.20 x 5.06 x 3.61 (26'10" x 16'7" x 11'10")



Out of this world kitchen with the Island being the focal point. It has a quartz worktop with an induction hob and pop-up sockets. There is an array of base units plus a wine refrigerator. The room is complimented with wall units on two of the walls creating a chefs dream kitchen. The kitchen benefits from a sink plus drainer and has a Quooker tap, an electric oven, a warming drawer and microwave, an american style refrigerator and finally, bi folding doors leading into the dining room/sun room

Glass Extension

5.10 x 2.90 5.10 x 2.90 (16'8" x 9'6" 16'8" x 9'6")



There is a glass extension covering the full width of the back of the house consisting of spa room and dining room.

Spa Room

Feature brick wall with smoked windows to the side front and rear. Tiled flooring adds style to this room. 2 seater jacuzzi adds elegance to this room.

Dining Room

Relax while waiting for dinner in the dining room whilst admiring the views of the garden. Underfloor heating adds warmth to the tiled flooring and bi folding doors create a separate space if needed.

Ground Floor Landing

4.19 x 0.97 (13'8" x 3'2")



Ground floor carpeted landing accessed down several stairs leading to pantry, shower room, bedroom and boiler cupboard.

Ground Floor Bedroom 3

4.98 x 3.02 (16'4" x 9'10")



This good sized bedroom has double patio doors dressed with wooden shutters which overlook the drive. Two Velux windows add natural light to this room. Carpeted flooring with built in cupboard

Ground Floor Bathroom



This stylish bathroom combines modern finishes with a warm touch. Featuring a sleek glass-enclosed shower, chrome heated towel rail, and contemporary fixtures, it offers both practicality and comfort. The wooden accents, from the door to the mirror frame, add a natural elegance, while soft lighting and fresh white tiling create a bright and inviting atmosphere.

First Floor Landing

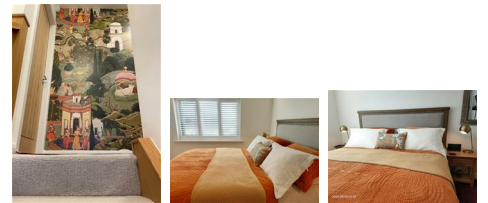
3.15 x 0.97 (10'4" x 3'2")



Stairs with glass balustrade lead to the carpeted first floor landing. Oak doors add style leading to the utility, study, dressing room, en-suite and master bedroom.

Master Bedroom

3.69 x 3.00 (12'1" x 9'10")



Lovely airy room overlooking the rear garden with shuttered windows. Carpeted flooring and television point. Must be seen to truly appreciate.

En-Suite

2.63 x 2.57 (8'7" x 8'5")

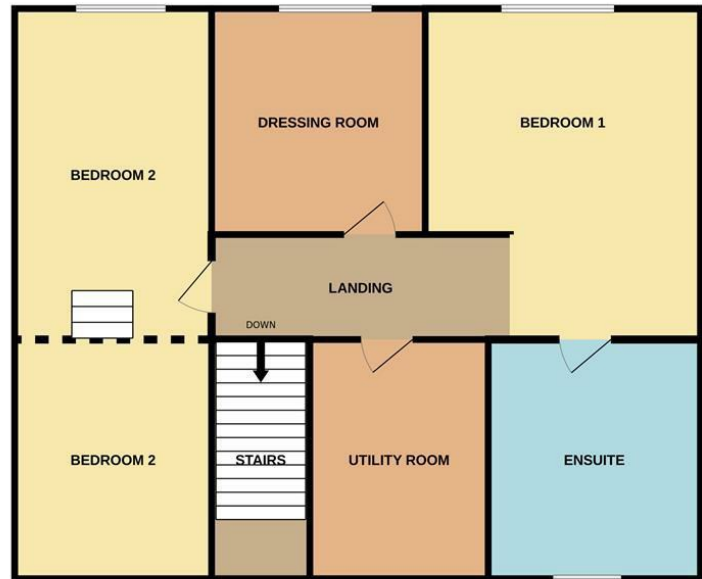


This room has WOW appeal with a waterfall sink which has lots of under sink storage. A vanity unit with led lighting compliments the motion activated lighting under the sink. The step-in shower has a rain shower and hand shower. The combined toilet and bidet adds sophistication. A heated towel rail and lots of storage for towels finishes off this amazing room.

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		
England & Wales	EU Directive 2002/91/EC	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	EU Directive 2002/91/EC

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