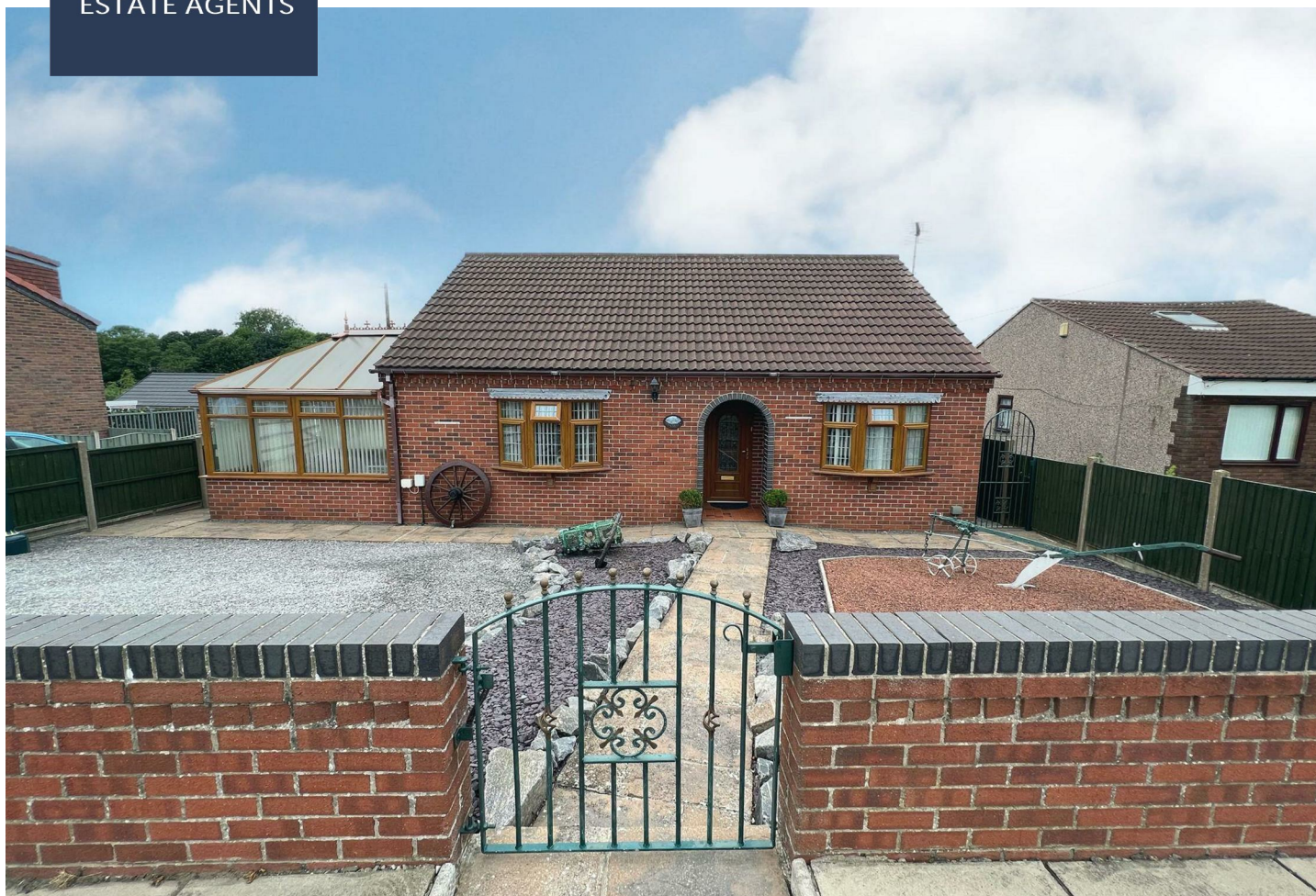




Hornsea Burton Road Hornsea, HU18 1TQ

Nestled on Hornsea Burton Road, this spectacular true bungalow offers a unique blend of comfort and charm. With its prime location just a stone's throw from the sea, residents can enjoy the soothing sounds of the waves and the refreshing coastal air.

As you enter the property, you are greeted by a spacious hall that sets the tone for the rest of the home. The layout is thoughtfully designed, providing ample space for relaxation and entertaining. One of the standout features of this bungalow is the games room located in the loft space, which presents an excellent opportunity for leisure activities or a creative retreat.

In addition to the main living area, the property boasts additional land at the bottom of the road, offering potential for gardening, outdoor activities, or simply enjoying the natural surroundings. This extra space enhances the appeal of the property, making it a perfect choice for those seeking a tranquil lifestyle by the coast.

Whether you are looking for a permanent residence or a holiday retreat, this bungalow on Hornsea Burton Road is a delightful option that combines convenience, space, and proximity to the beautiful seaside. Don't miss the chance to make this charming property your own.

Must be viewed to truly appreciate
Current energy rating - D, Council Tax Band - C, Tenure - Freehold.

Offers Around £255,000

Entrance Hall

16'1" x 4'1" (4.92 x 1.25)

A delightful bright airy entrance hall with double glazed entrance door. Boasting a built in cupboard housing the hot water tank plus a second cupboard offering ample storage space. Laminate flooring dresses this room.

Lounge

16'0" x 10'2" (4.90 x 3.10)

Charming bay window to the front, flooding the room with natural light. Features television point for easy media setup and coordinated main light fitting with matching wall lights. Double doors leading through to the conservatory.

Conservatory

9'11" x 9'3" (3.03 x 2.83)

Bright and versatile living space, fitted with vertical blinds further complemented with a ceiling fan light. Single door leading out to the courtyard

Kitchen Diner

15'6" x 11'6" (4.73 x 3.53)

Great sized kitchen diner with door access to the rear along with windows to the side and rear. A range of matching fitted base and wall units and a stylish breakfast bar offering casual dinning space. Stainless steel sink unit, black electric oven & hob with built-in extractor fan. Space for washing machine and slimline dishwasher. sleek and low maintenance ceramic tiled flooring with a radiator radiator.

Master Bedroom

13'8" x 10'0" (4.19 x 3.06)

Bay window to front, television point, carpeted, radiator and benefits from a built-in wardrobe.

Bedroom 1

10'0" x 9'7" (3.06 x 2.93)

Window to rear, television point, carpeted, radiator and built-in wardrobe.

Bathroom

8'6" x 5'10" (2.61 x 1.78)

Family bathroom well appointed with a classic panelled bath and over bath electric shower, pedestal hand wash basin, ladder style radiator and window to rear,

Loft

31'6" x 13'8" (9.62 x 4.18)

Large loft space with windows at either end, providing excellent natural light. Offering great potential for conversion (subject to the necessary consents) Eaves storage and shelving to the rear.

Outside

To the front is an attractive low-maintenance gravelled garden offering a neat and tidy outdoor space with five bar gate.

To the rear is a seating area beside the conservatory and further parking on block paving along with a single garage. Oil tank at the rear of the garage. Path runs along the side of the property to the front.

Garage

18'8" x 10'2" (5.69 x 3.11)

Detached garage with roller electric door also with light and power laid on.

Land

Please note the current vendor owns the road at the side of the property and an area of land at the rear It's a gravelled area with a workshop with power and water laid on, two further sheds and a greenhouse. This land has fenced boundaries and a gate access.

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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.

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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.

- Key ready true bungalow
- Stylish conservatory
- Land has sheds and workshops
- Septic tank system for drainage and sewage
- Additional land at bottom of drive with water and electricity supply
- Detached garage with parking on drive
- Low maintenance gardens
- Good sized bedrooms
- Close to the sea
- Kitchen diner with ample space

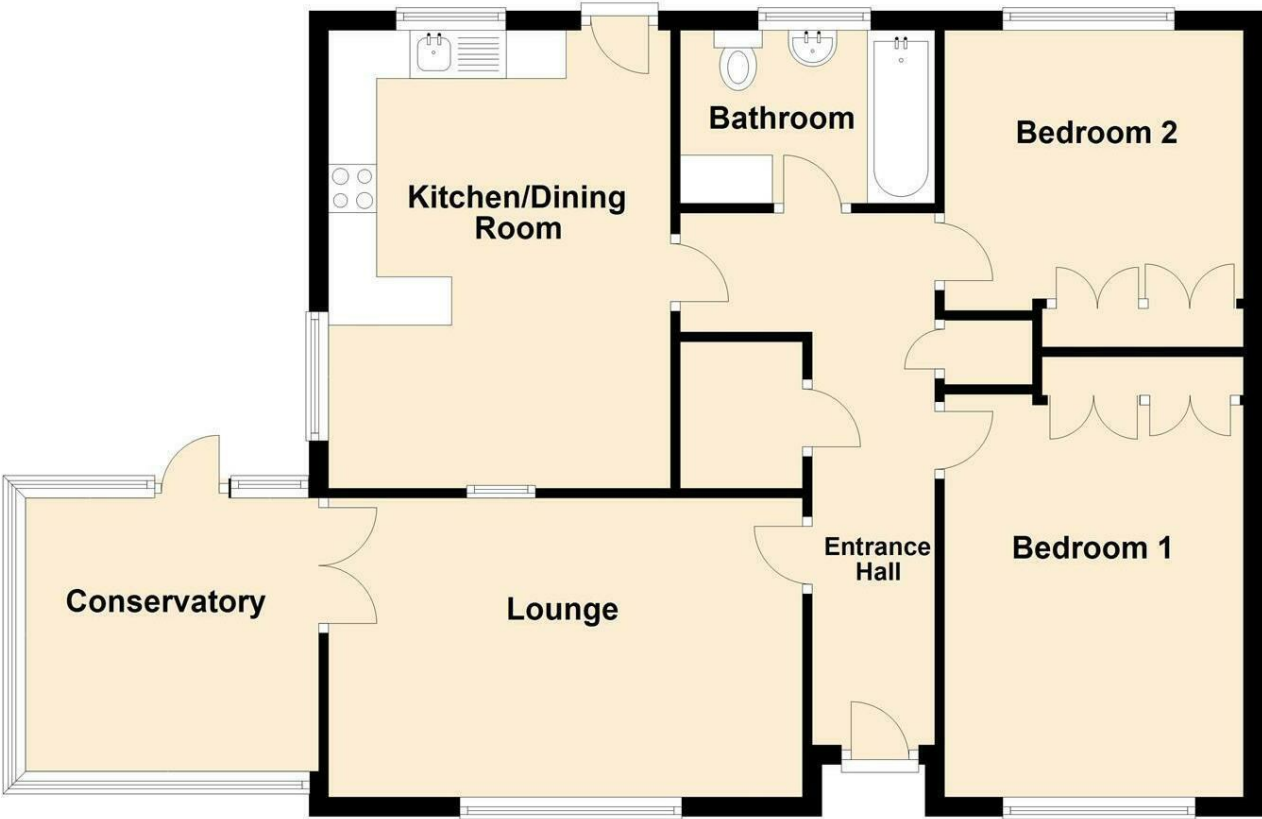




Floor Plan

Floor Plan

Approx. 83.5 sq. metres (899.0 sq. feet)



Total area: approx. 83.5 sq. metres (899.0 sq. feet)

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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	

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	