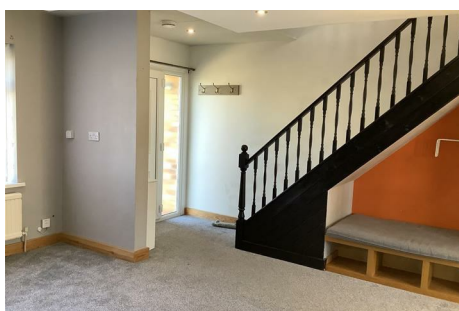




St. Nicholas Drive Hornsea, HU18 1EW

Nestled in one of Hornsea's most sought-after locations, this impressive semi detached 3 bedroom home sits on a generous plot and is perfectly designed for family living. Offering spacious, versatile accommodation with a warm and welcoming feel, it's conveniently placed for the town's excellent schools, shops, and amenities. The property boasts 3 well-proportioned bedrooms and a thoughtfully designed layout, including an inviting entrance, bright and airy lounge, stylish kitchen/diner, and modern family bathroom.

To the rear is a detached garage for secure parking or additional storage. A good size garden that features a clean, low-maintenance space with artificial grass, a sunny patio perfect for dining, and a cosy deck area to sit and enjoy the last of the evening sun — ideal for relaxing or entertaining, all wrapped in neat fencing with a touch of greenery.

Early viewing recommended.

Offers Over £200,000

Living room

16'6" x 13'3" (5.05 x 4.04)

This lounge offers a bright and versatile space with an open staircase feature, a built-in under-stair seating/storage area, and neutral décor that provides a great base for personalisation. The layout flows well, making it ideal for both relaxing and entertaining.

Kitchen/Diner

16'6" x 8'9" (5.05 x 2.68)

A stylish kitchen features modern navy cabinetry with wood-effect worktops, patterned tiled splashback, and integrated appliances. A large window brings in plenty of natural light, while the layout offers ample storage and workspace. There is also room for a dining table, with patio doors opening directly out to the garden — creating a bright and sociable cooking and dining space.

First Floor Landing

9'1" x 6'7" (2.78 x 2.02)

Spacious area with spindled bannister, polished floorboards and airing cupboard. Doors leading to bedrooms and bathroom.

Master Bedroom

11'2" x 9'6" (3.42 x 2.91)

A well proportioned master bedroom, window to the front and fitted wardrobe giving a sleek, polished finish.

- No onward chain
- Low maintenance garden
- Single garage offering additional storage or parking

Bedroom 2

9'10" x 9'6" (3.00 x 2.92)

A generous size second bedroom with views to the rear garden

Bedroom3

6'7" x 5'10" (2.02 x 1.78)

The third bedroom is a comfortable single, ideal as a child's room, home office, or guest space, offering versatility to suit a variety of needs. Window facing to the front.

Bathroom

6'7" x 5'10" (2.02 x 1.78)

This bathroom is fitted with a white three-piece suite comprising a panelled bath with over bath shower, pedestal wash basin, and WC. Finished with white tiled walls and a frosted window, it feels bright and functional while offering a clean, simple backdrop ready for personal touches.

Front Garden

The front garden offers a generous driveway providing ample off-street parking, complemented by a low-maintenance design with a planted border adding greenery and kerb appeal.

Rear Garden

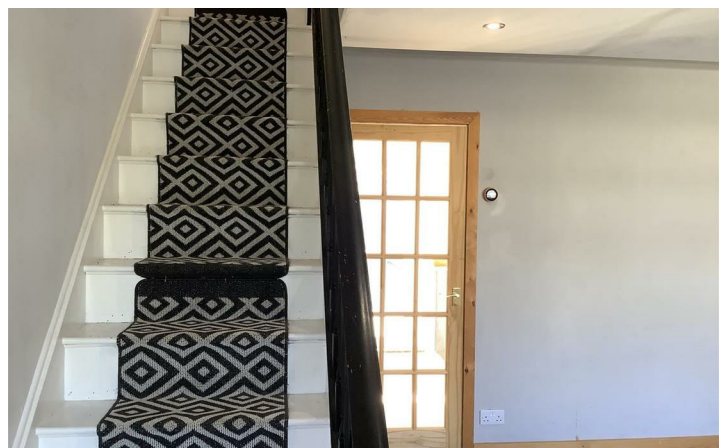
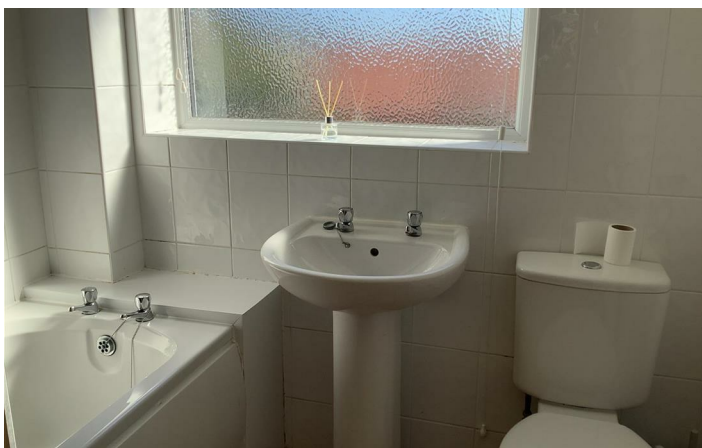
A good size garden that features a clean, low-maintenance space with artificial grass, paved patio with easy access to the house through double patio doors and to the far side a cosy deck area to enjoy the last of the evening sun.

- Off road parking for 3 cars
- Brand-new fitted kitchen
- Early viewing advised

Garage

Detached garage for the option of secure parking or additional storage

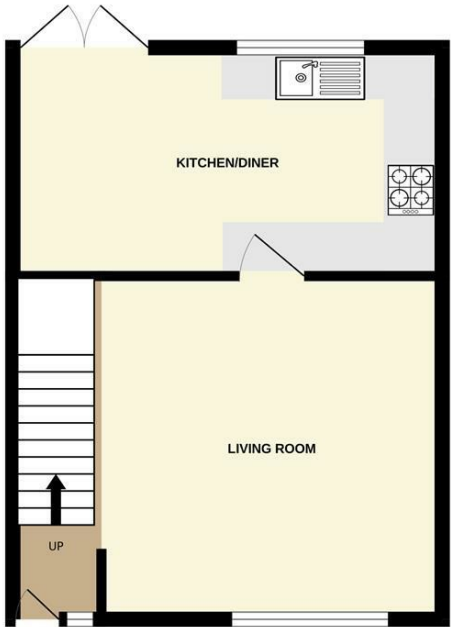
- Attractive semi-detached home in a desirable location
- Spacious living/lounge area
- Ideal family home



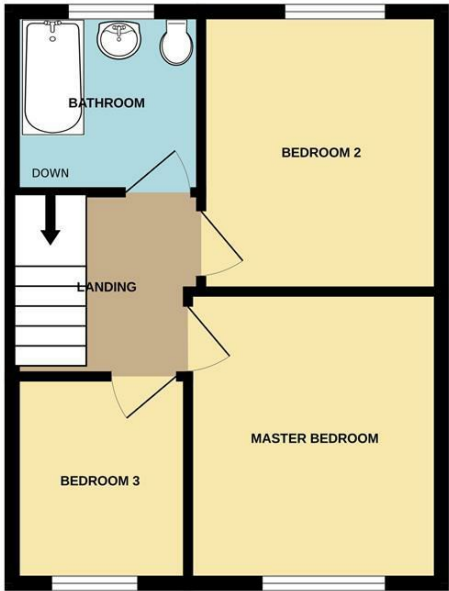


Floor Plan

GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA: 730 sq.ft. (67.9 sq.m.) approx.
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	

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	