



Cygnets Close HORNSEA, HU18 1LE

A beautifully presented detached executive family home, ideally situated in a sought-after cul-de-sac within a modern residential development. Spacious and contemporary throughout, the property benefits from double glazing, a gas central heating system, attractive front and rear gardens, and a detached garage.

The well-planned accommodation briefly comprises: an inviting entrance hall, cloakroom/WC, generous lounge /dining room, conservatory, modern kitchen, and utility room. To the first floor, there are four well-proportioned bedrooms and a stylish family bathroom.

Don't miss the chance to view this delightful property and discover all it has to offer.
Call us now to book your viewing on 01964 533343.

Council Tax: E, EPC: C, Tenure: Freehold

£280,000

Living Room / Diner

32'3" x 11'6" (9.85 x 3.53)

Karndean flooring, multi fuel burner, coving to ceiling, radiator front and rear facing windows

Kitchen

14'8" x 9'3" (4.49 x 2.82)

Modern fitted wall & base units, integrated fridge/freezer, electric hob & double oven. Karndean flooring, part tiled, rear facing window & side door

Entrance Hall

17'1" x 5'8" (5.23 x 1.75)

Karndean flooring with double glazed entrance door, radiator and single banister staircase to first floor. Entrance door to side garage.

Cloakroom / WC

8'4" x 2'10" (2.55 x 0.88)

Karndean flooring, low level WC, hand basin vanity & side facing window

Master Bedroom

13'5" x 11'7" (4.10 x 3.54)

Window to front of the property, built in wardrobes, carpet and radiator.

En-suite

2.60 x 1.76

Tiled walls and floor, step in shower cubicle, hand basin vanity unity and low level WC. Window to the side of the property.

Bedroom 2

11'3" x 8'7" (3.45 x 2.63)

Window to the rear of the property, carpeted and radiator.

Bedroom 3

8'3" x 9'6" (2.53 x 2.92)

Window to the rear of the property, carpeted and radiator.

- Executive detached property
- Four good sized bedrooms
- Ground floor cloakroom/ WC
- Stylish open plan breakfast kitchen

Bedroom 4

11'3" x 11'8" (3.45 x 3.58)

Window to the front of the property, carpeted and radiator

Bathroom

7'7" x 5'6" (2.32 x 1.68)

Stylish bathroom with jacuzzi bath boasting colour changing light adding to the ambience of the bathroom. Vanity unit plus hand wash basin complimented by drawers creating plenty of storage for all toiletries. Heated towel rail adds comfort plus tiled walls and flooring.

Conservatory

12'8" x 9'4" (3.87 x 2.87)

Spacious light airy room overlooking the rear garden. Patio doors leading to rear garden, boast a television point and tiled flooring.

Front garden

Brick-paved driveway providing parking for up to three cars, a single garage, mature shrubs for added kerb appeal

Rear garden

South-facing and features low-maintenance Astro turf with a neat paved patio border, perfect for outdoor dining and relaxing in the sun.

About Us

Now well established, our sales team at HPS Estate Agents are passionate about property and are dedicated to bringing you the best customer service we can. Successfully selling both residential and commercial property locally, our job isn't done until you close the door on your new home. Why not give us a call and try for yourselves - you have nothing to lose and everything to gain.

- Jacuzzi bath, fully tiled bathroom
- Light and spacious conservatory
- Off street parking for 3 cars

Disclaimer**Laser Tape Clause - Laser Tape Clause**

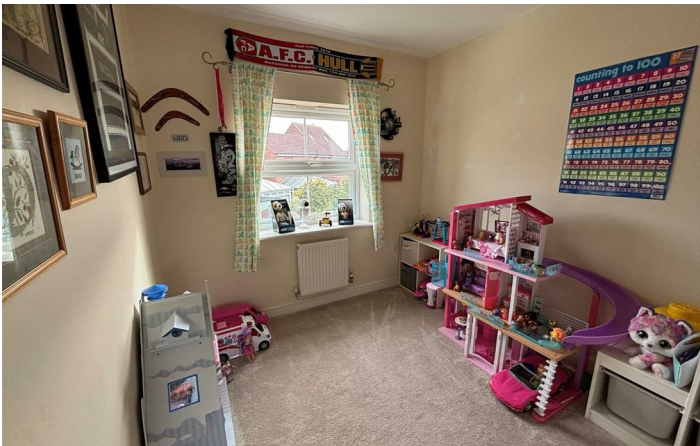
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

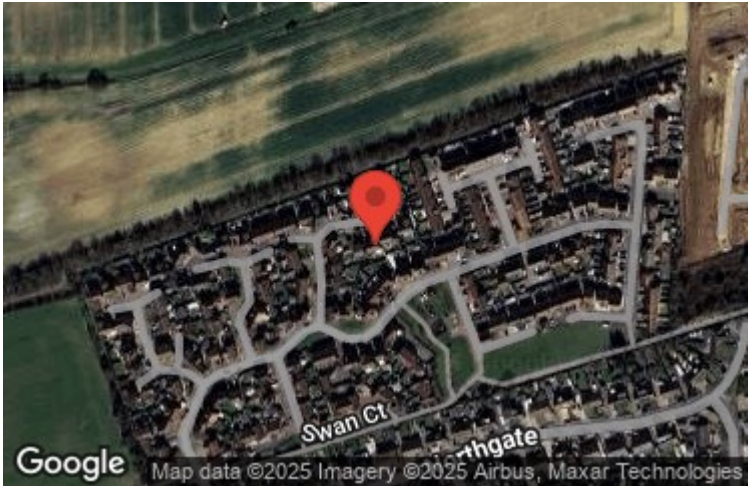
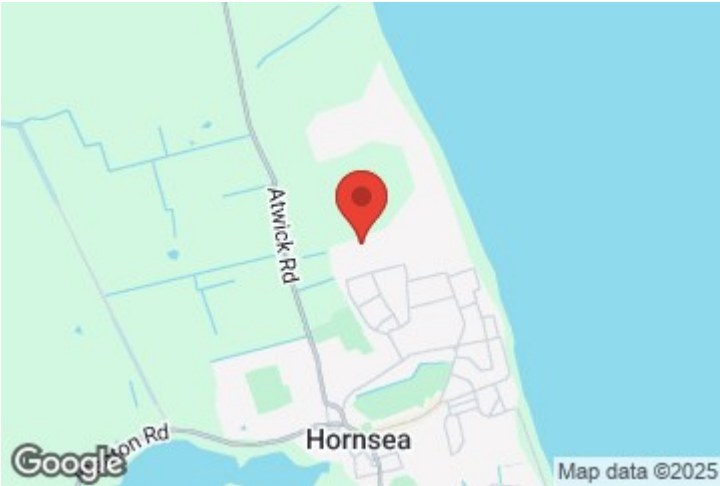
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Valuations

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.

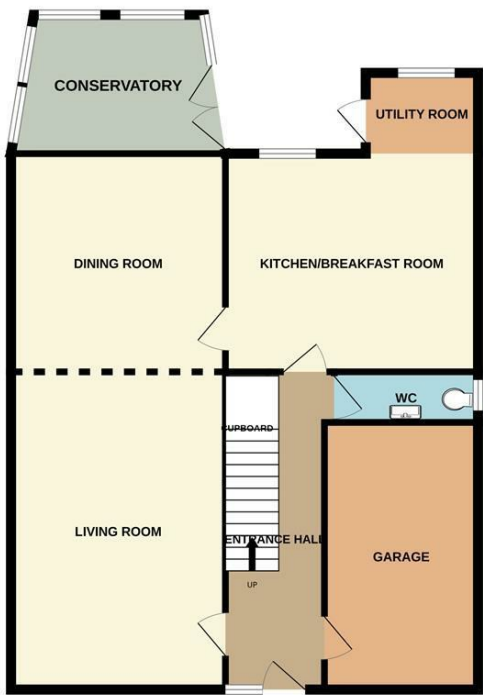
- Open plan living/dining area
- Integrated garage access through hall
- Viewing highly recommended





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		
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	