



HORNSEA PROPERTY SERVICES

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Farrants Way, Hornsea, East Yorkshire, HU18 1DG



In a small, exclusive, enclave just a short hop from the town centre is this immaculately presented executive detached house. Everything is here for the modern family/couple including a stunning extension to the rear with bifold doors across the back, opening up to bring the outdoors in. Ample accommodation including entrance hall, study/playroom, lounge, kitchen, utility and wc, plus that lovely extension. Upstairs are five bedrooms, two with en-suites and a family bathroom. The house is fully double glazed and has gas central heating and outside are good sized, west facing gardens with patio area and step down to shed area. Ample parking to the front and double garage complete what could be your next home. Call us now to book your viewing as this must be seen on 01964 533343. Current energy rating of '

- Exclusive development
- Close to the town centre
- Executive detached property
- Stunning garden room
- Three reception rooms
- Five bedrooms, two en-suite
- West facing gardens
- Double garage & ample parking

£335,000

72 Southgate
Hornsea
East Yorkshire
HU18 1AL
England

Farrants Way, Hornsea, East Yorkshire, HU18 1DG

Entrance Porch

Courtesy light.

Entrance Hall

Door to hallway, stairs to first floor with spindled banister, understairs cupboard, door to garage and radiator.

Study/Playroom 3.35m x 2.91m (11'0" x 9'7")

Window to front, television point, laminate flooring and radiator.



Lounge 4.71m x 4.16m (15'5" x 13'8")

Double French doors to garden room, wooden mantelpiece with granite effect inset and heath housing living flame effect gas fire, television point and radiator.



Garden Room 6.89m x 3.49m (22'7" x 11'5")

Bifold doors to the rear garden and double French doors to patio area, laminate flooring and radiator.



Kitchen 3.88m x 3.01m (12'9" x 9'11")

Window to rear, a range of matching fitted wall and base units with worktops over housing single drainer sink unit, splashbacks, built in electric oven and gas hob, integrated dishwasher, door to

utility room and radiator. Archway to a separate area (2.52m x 2.81m) For preparation and storage, double French doors to garden room.



Utility 2.05m x 1.20m (6'9" x 3'11")

Door to side, space and plumbing for washing machine, boiler and radiator.

W.C.

Low level wc and wall mounted hand wash basin.

First Floor Landing

Access to roof space and radiator.

Master Suite

Window to rear, part mirror fronted fitted wardrobe and radiator.



En-suite Shower Room

Window to side, white three piece suite comprising:- Step in shower cubicle, pedestal hand wash basin and low level wc. Shaver point, extractor fan and laminate flooring plus radiator.

Bedroom 2 4.72m x 3.06m (15'6" x 10'0")

Window to front, door to en-suite and radiator.



En-suite Shower Room

Window to side, white three piece suite comprising:- Step in shower cubicle, pedestal hand wash basin and low level wc. Shaver point, extractor fan and laminate flooring plus radiator.

Bedroom 3 3.62m x 3.23m (11'11" x 10'7")

Window to rear and radiator.

Bedroom 4 3.23m x 2.58m (10'7" x 8'6")

Window to front and radiator.

Bedroom 5 2.94m x 2.36m (9'8" x 7'9")

Window to rear and radiator.

Family Bathroom 2.58m x 1.97m (8'6" x 6'6")

Window to front, white three piece suite comprising:- panelled bath, pedestal hand wash basin and low level wc. Radiator.



Front Garden

Lawned area, driveway leading to the double garage. Paths to each side.

Rear Garden

Mainly laid to lawn with screened off area at the bottom with garden shed. Large patio area with planted area.

About Us

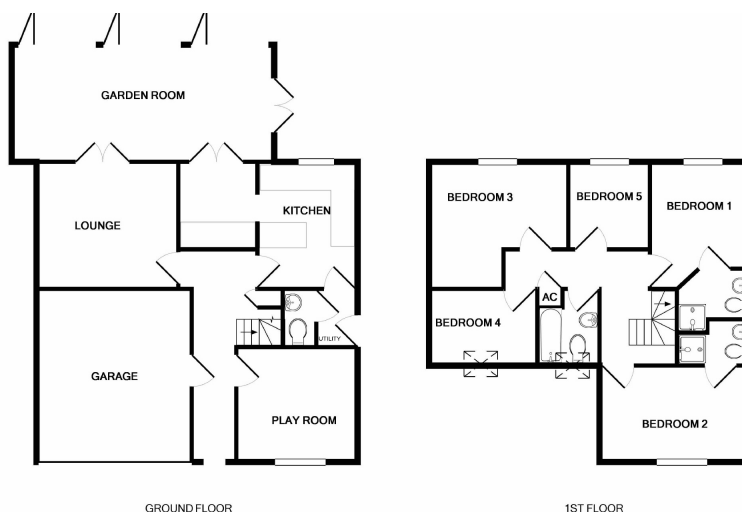
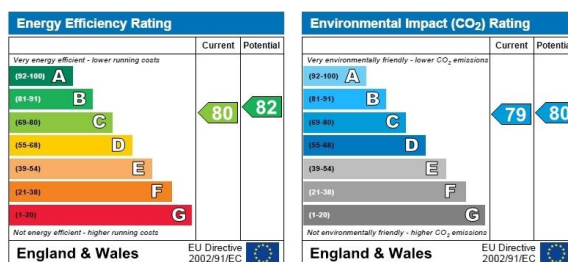
Now well established, our sales team at Hornsea Property Services are passionate about property and are dedicated to bringing you the best customer service we can.

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 us for yourselves - you have nothing to lose and everything to gain.

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.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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