HPS
ESTATE AGENTS

23A Rawson Way

Hornsea, HU18 1DH

Welcome to this stunning Peter Ward new build family home located on Rawson Way in the charming coastal town of Hornsea. Completed in 2026, this unique timber-framed property offers a perfect blend of modern design and practicality, making it an ideal choice for families seeking a comfortable and economical living space.
As you enter, you are greeted by a spacious reception room, providing ample space for relaxation and entertaining guests. The heart of the home is undoubtedly the amazing kitchen, which boasts a range of impressive features that will delight any culinary enthusiast. This well-designed area is perfect for family gatherings and social occasions.
The property comprises four generously sized bedrooms, ensuring that there is plenty of room for everyone. The master bedroom is particularly noteworthy, featuring a dressing room and an en-suite bathroom, providing a private sanctuary for the homeowners.
Outside, the grand gardens are a true highlight, spread over two levels and offering a wonderful space for outdoor activities, gardening, or simply enjoying the fresh air. This outdoor area is perfect for children to play or for hosting summer barbecues with family and friends.
In summary, this exceptional family home on Rawson Way is not only beautifully designed but also offers a practical and economical lifestyle. With its modern amenities, spacious layout, and delightful gardens, it is a property that truly deserves your attention. Don’t miss the opportunity to make this remarkable house your new home.
Viewing highly recommended of this unique property!!

EPC-C- Council Tax Band-awaiting. Tenure- Freehold

£475,000

4 2 2 C

- Under floor heating throughout the ground floor
- Timber framed (Super structure by Turner Timber Frames Ltd)
- Air source heat pump creating an economical, environmentally friendly home
- Stand alone double garage with electric charge point plus up and over electric double door
- Amazing kitchen with island creating ample work surfaces
- Every room temperature can be individually controlled
- Brick plus masonry chimney and breast for log burner
- Master bedroom boasts a dressing room and En-suite
- Landscaped gardens with views of a pond to the rear plus trees and shrubbery
- Fantastic family home! Must be viewed to truly appreciate all it has to offer!!

Entrance Hall
Composite double glazed door leading into the hall. LVT flooring plus oak spindled banister to the first floor. Individual heating control thermostat. Doors leading to study, kitchen and living room.

Living Room
56'5" x 39'8" (17.2 x 12.1)
Patio doors leading onto the side patio. Two windows overlooking the driveway creating a room oozing with natural light. Chimney breast built to accept log burner (additional cost). Under floor heating controlled by wall mounted thermostat.

Study/Snug
8'2" x 6'10" (2.50 x 2.10)
Double glazed window overlooking the front garden. Under floor heating with thermostat control.

Kitchen diner
13'5" x 26'6" (4.09m x 8.08m)
Stylish kitchen finished to high specifications. Boasts an island with a five ring induction hob, pan drawers and base units. A range of base units complimented with work surface plus sink and drainer also a brass effect mixer tap. Two Bosch electric ovens nestled within an array of wall and base units creating a feature of this spacious kitchen area. Integrated dishwasher, fridge/ freezer as well as a wine cooler. LVT flooring. Patio doors in the dining area leading onto the patio enabling alfresco dining.

Utility
5'2" x 6'10" (1.60 x 2.10)
Base units with work surfaces plus stainless steel sink and drainer complimented with a mixer tap. Space and plumbing for washing machine also tumble dryer. LVT flooring plus under floor heating. Window to the side aspect. Electricity consumer unit.

Cloakroom
3'10" x 7'2" (1.19 x 2.19)
Low level W,C plus wall mounted hand wash basin. Opaque double glazed window to the side aspect. Under floor heating as well as LVT flooring.

First Floor Landing
Spindled staircase leading to landing. Doors leading to bedrooms and family bathroom. Loft access.

Master Bedroom
14'9" x 12'1" (4.50 x 3.70)
Bright airy room created by three double glazed windows, two overlooking the drive and one over the side garden. Spacious dressing room leading to the En-suite. Radiator with Individual thermostat control.

Dressing Room
8'10" x 7'6" (2.70 x 2.30)
Accessed from the master bedroom with LED lighting creating a bright space. Door leading to the En-suite

En-suite
6'4" x 7'6" (1.95 x 2.30)
Part tiled walls compliment the step in double shower cubicle. Vanity unit plus hand wash basin adds elegance. Light up mirror adds the finishing touches as well as the heated towel rail.

Bedroom 2
10'9" x 9'6" (3.30 x 2.90)
Two double glazed windows to the front aspect. Radiator boasting individual controlled thermostat.

Bedroom 3
14'1" x 8'6" (4.30 x 2.60)
Window overlooking the rear aspect with calming views of the pond and mature shrubbery. Radiator with individual room controlled thermostat.

Bedroom 4
8'10" x 8'10" (2.70 x 2.70)
Window overlooking rear garden. Radiator with controlled heating, allowing the room to be warmed to temperature required.

Bathroom
9'10" x 6'2" (3.00 x 1.90)
Generous sized bathroom benefitting from a panelled double ended bath as well as a step in shower cubicle. Part tiled walls add to the charm of this versatile bathroom. Wall mounted vanity unit plus hand wash basin and shaver point. Heated towel rail compliments this well designed family bathroom.

Front Garden
Sweeping, paved driveway leading to the double garage, dressed with

shrubbed boarders and fenced boundaries. Gated access to rear garden.

Double Garage

Brick double garage boasting an electric charging point. Double electric door creating ample space to park two cars within the spacious garage. Electric points and lighting.

Rear Garden

Beautifully designed rear garden consisting of three different areas and levels. Paved patio sprawls across the rear of the house as well as the side aspect creating two areas for entertaining. A feature of the garden is the steps leading onto the lawn plus the sleeper boarders giving the garden a stately home vibe. Wooden framed steps decorated with shingle creating a meandering path to the lower section of the garden with views of pond offering natural beauty and wildlife. Fenced boundaries with mature trees.

About Us

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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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About the Property

EPC- C

Council Tax Band- awaiting new build

Construction- Timber Framed

Tenure- Freehold

Heating- Air source pump

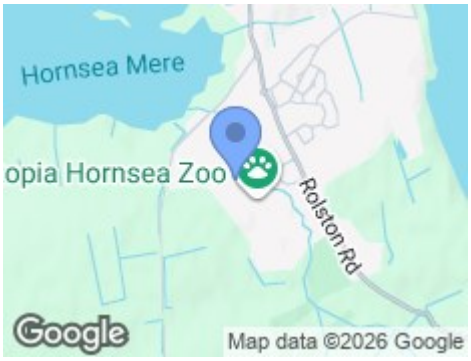
Electric Charge Point

NHBC ten Year certificate

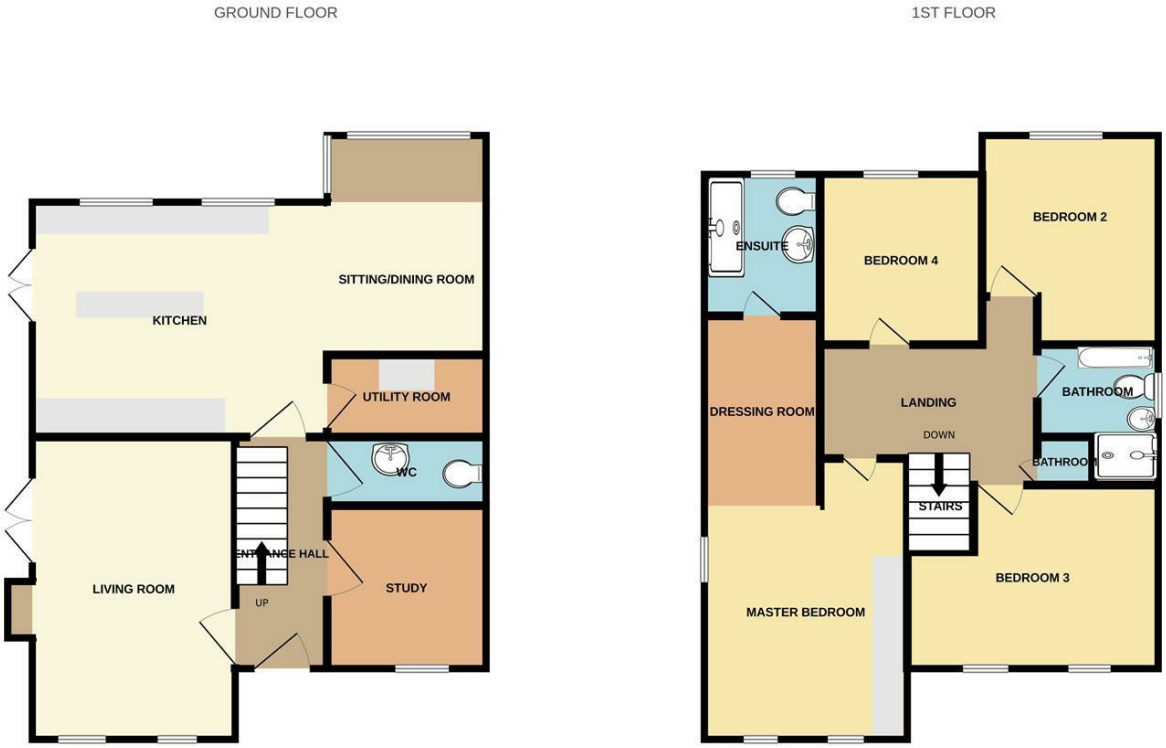
Road Map

Hybrid Map

Terrain Map



Floor Plan



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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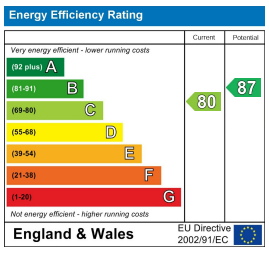
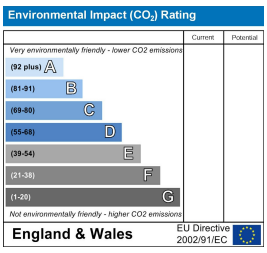
Viewing

Please contact us on 01964 533 343 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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