



112 Ashcourt Drive, Hornsea, HU18 1HR

£269,950

 5  2  2  B

Our House Estate Agents are pleased to offer to the market this beautifully presented, modern family home! To the ground floor there is a good size lounge, bright and spacious kitchen diner, conservatory, utility room and W.C. On the first floor you will find 5 bedrooms making it perfect for a family and the bathroom. The property has an integrated garage, off-street parking to the front and enclosed garden to the rear.

EPC - B  
Council Tax - D  
Tenure - Freehold

#### Front Garden

Laid to lawn with brick driveway upto garage.

#### Entrance Hall

Spacious hallway with panelling, staircase to first floor and spindle banister. Access to the integrated garage. Carpeted flooring and radiator.

#### Lounge

10'6" x 15'2" (3.22 x 4.64)

Front aspect window, electric fireplace, coving to ceiling, carpeted flooring and radiator.

#### Kitchen Diner

21'3" x 9'9" (6.48 x 2.99)

Spacious area with access to utility and downstairs W.C, fitted wall and base units with incorporated breakfast bar. worktops with integrated electric oven, electric hob and extractor fan. Stainless Steel 1 1/2 bowl sink.

Spotlights and statement lights above breakfast bar. rear aspect window, vinyl flooring and radiator.

#### Utility

5'4" x 6'3" (1.65 x 1.93)

Door to the rear. Fitted wall and base units. Space and plumb for washing machine, space for dryer. Vinyl flooring.





#### Downstairs W.C

Window to side, W.C, pedestal wash hand basin, radiator and vinyl flooring.

#### Conservatory

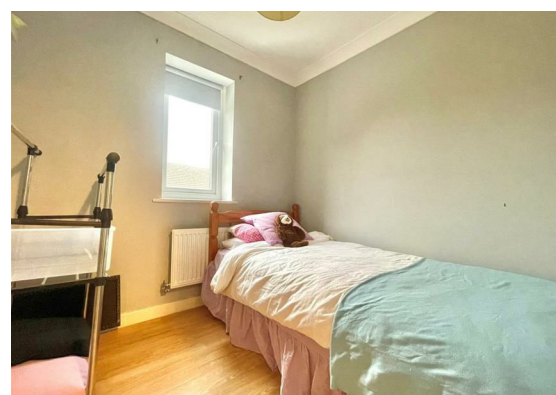
8'3" x 9'1" (2.52 x 2.78)

Windows to rear and side, french doors tot he rear garden. Vinyl flooring.

#### Master Bedroom

10'7" x 11'6" (3.25 x 3.51)

Window to the front, fitted wardrobes, carpeted flooring and radiator.



#### En Suite

4'3" x 7'7" (1.30 x 2.32)

Window to the from, step in shower, pedestal wash hand basin and W.C.. Vinyl flooring and radiator.

#### Bedroom Two

11'3" x 10'6" (3.44 x 3.22)

Window to front of property, radiator, carpeted.

#### Bedroom Three

10'2" x 11'9" (3.11 x 3.59)

Window to rear of property, radiator, carpeted.



#### Bedroom Four

9'0" x 10'2" (2.75 x 3.12)

Window to rear of property, radiator, carpeted.

#### Bedroom Five

7'1" x 6'10" (2.17 x 2.09)

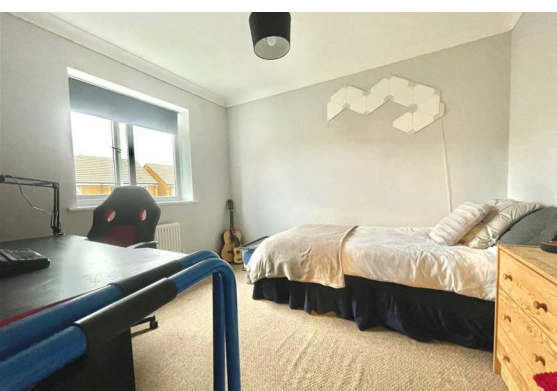
Window to rear of property, radiator, carpeted.



#### Bathroom

9'1" x 5'5" (2.79 x 1.67)

Fully tiled walls with panelled bath (shower over), W.C, pedestal wash hand basin, vinyl flooring and heated towel rail.

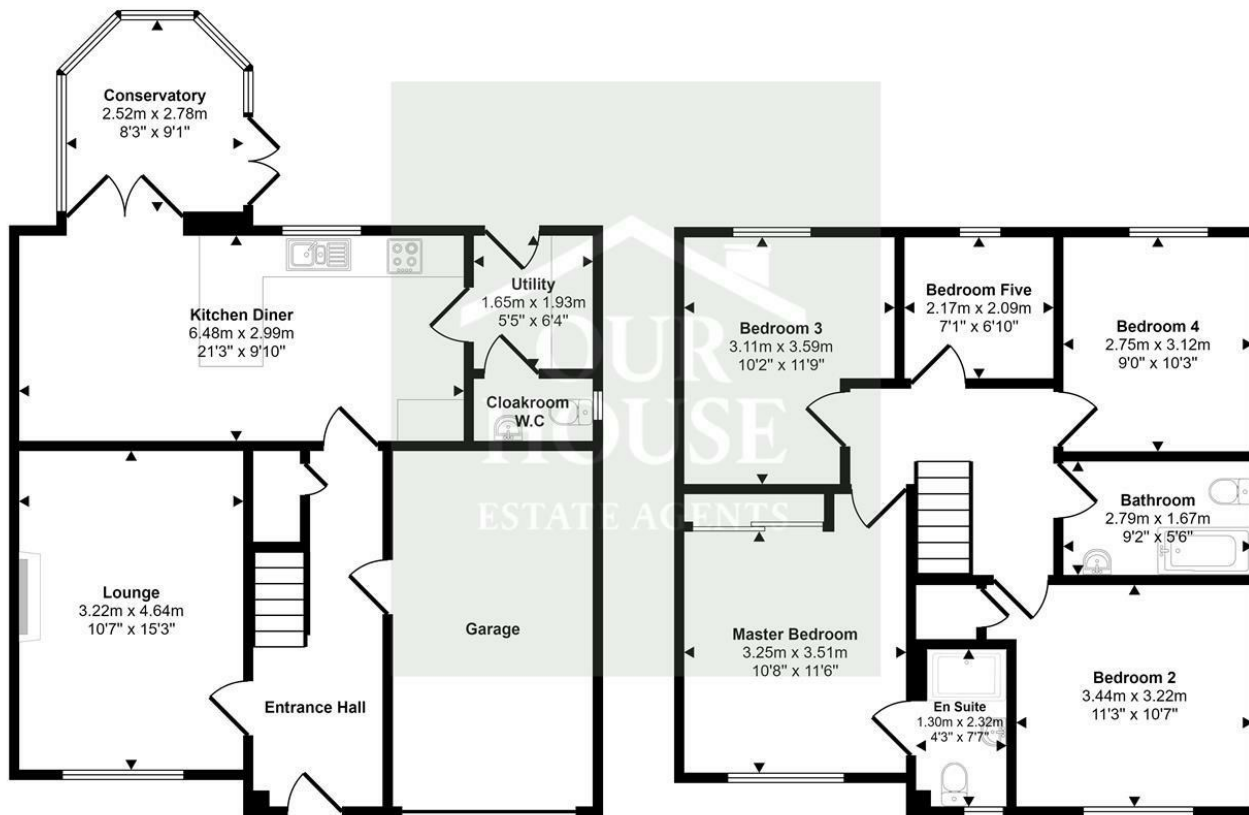


#### Garage

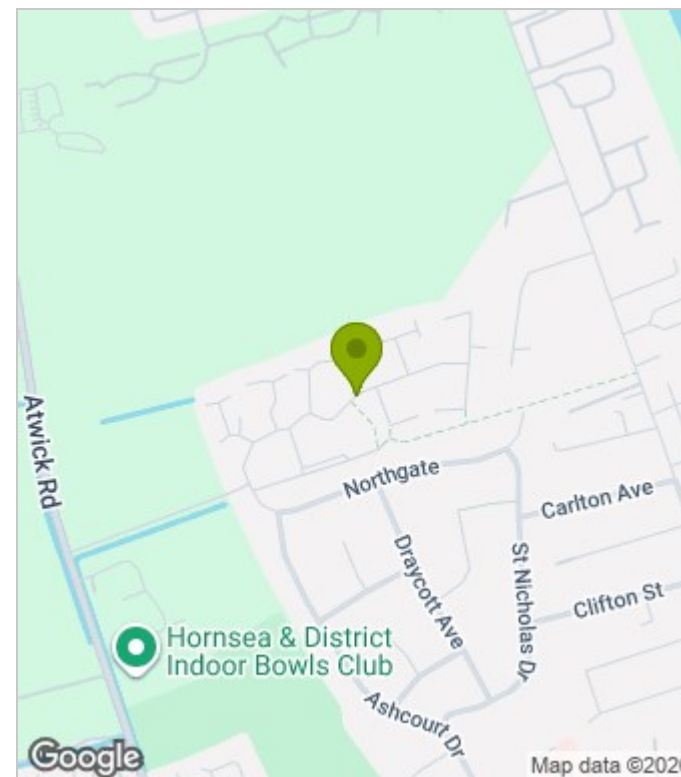
#### Rear Garden

Laid mainly to lawn with decking area, fenced boundaries and side access.

Approx Gross Internal Area  
142 sq m / 1525 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Viewing**

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

**Our House Estate Agents**

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