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Situated on the charming Rolston Road in Hornsea, this delightful detached bungalow offers a perfect blend of comfort and convenience. With two generously sized bedrooms, both featuring fitted wardrobes, this home is ideal for those seeking a low-maintenance lifestyle. The property boasts a well-appointed ground floor shower room, ensuring ease of access and practicality.
The true bungalow design allows for a spacious and airy feel throughout, complemented by the added benefit of attic space, which has previously been used as a third bedroom boasting a cloakroom. The low-maintenance front and rear gardens provide a serene outdoor space, perfect for relaxation without the burden of extensive upkeep.
The conservatory, spanning most of the rear of the bungalow creating a lovely room to enjoy the views of the rear garden. Parking is a breeze with space for three vehicles, along with the added luxury of a double garage, making it an excellent choice for families or those with multiple vehicles.
This property is not just a home; it is a lifestyle choice, offering the perfect retreat in a peaceful setting while remaining close to local amenities. Whether you are looking to downsize or seeking a comfortable residence, this bungalow on Rolston Road is a must-see.

++++No Onward Chain++++++

EPC-D- Tax Band-D- Tenure-Freehold

- Versatile layout with two ground-floor bedrooms
- Detached true bungalow
- Gated driveway providing off-street parking and a double garage
- Corner plot in a sought-after location rarely available
- Close to all amenties plus good bus service to Hull and Beverley
- Excellent potential to personalise and create your forever home
- Ground-floor shower room and first-floor cloakroom WC
- Established gardens with seating areas
- Must be viewed to truly appreciate all the bungalow has to offer

62 Rolston Road
Hornsea, HU18 1UN

Offers Around £280,000

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Entrance Porch
6'6" x 5'1" (1.99 x 1.55)
Accessed via a wooden side entrance door with decorative leaded-glass panels. Featuring tiled flooring, a handrail and a door opening into the living room.

Living Room
12'3" x 19'2" (3.75 x 5.85)
Featuring a leaded bay window to the front with secondary glazing and a double-glazed leaded window to the side. Exposed beams also a gas fire set on a hearth with a brick surround adding character to the room. includes a radiator, TV point and doors leading to the bedroom as well as the kitchen.

Kitchen
12'7" x 10'5" 3'10" x 8'1" (3.85 x 3.19 1.19 x 2.47)
Fitted with wall and base units, complimented by work surfaces, tiled splashbacks plus a sink and drainer. Range-style gas cooker sits within a feature brick surround, while exposed ceiling beams add character. Further features include leaded windows, a wall-mounted combi boiler, radiator and click lock tile-effect flooring. Door leads to the shower room also a door to the conservatory, with a staircase rising to the first floor attic space.

Utility Area
Set back in the kitchen with base and wall unit plus space for a washing machine. Tiled flooring continuing from the kitchen. Beamed ceiling plus window looking into the conservatory. Wooden French style door leading into the conservatory.

Conservatory
20'9" x 10'7" (6.35 x 3.24)
Accessed from the utility area also from bedroom two via french style wooden doors. This light-filled room enjoys views over the garden, with double glazed windows to three sides and French doors opening onto the patio area of the garden. Tiled flooring, exposed timber roof beams plus wall lighting complete the space, providing an ideal spot for seating, dining, or relaxation.

Bedroom 1
11'1" x 11'9" (3.40 x 3.60)
Leaded window to the front aspect flooding the room with plenty of natural light, fitted wardrobes creating plenty of storage space, radiator and carpeted flooring.

Bedroom 2
11'7" x 11'9" (3.55 x 3.60)
Featuring a rear-facing window and wooden French doors opening into the conservatory. Further features include a radiator, TV point and carpeted flooring.

Shower room
7'10" x 6'4" (2.40 x 1.95)
Boasts a corner step in shower cubicle with electric shower, pedestal wash hand basin and WC. Tiled walls with a decorative border, mosaic-effect vinyl flooring, privacy-glazed leaded window, shaver point, extractor fan and mirrored wall cabinet.

Attic Space
12'7" x 18'10" (3.85 x 5.75)
Wooden splindled staircase leading to the attic space, (previously used as a third bedroom) featuring sloping ceilings with exposed beams, a dormer window, radiator and carpeted flooring. Built-in eaves cupboards providing useful storage, while an adjoining cloakroom is fitted with a WC and wash hand basin.

Cloakroom WC
4'7" x 5'4" (1.40 x 1.65)
Fitted with a WC and pedestal wash hand basin with tiled splashback and an electric water heater. Featuring a roof window, sloping ceiling with an exposed beam.

Double Garage
16'2" x 19'2" (4.95 x 5.85)
Double garage with brick pillar between two sets of wooden outwoard opening doors, boasts electric points and a window to the side, providing parking and useful storage space.

Front Garden
Enclosed by mature hedging for added privacy, with a pedestrian gate opening onto a central pathway leading towards the front door. Predominantly laid to gravel for low maintenance garden, with established shrubs, decorative edging and a paved area to the front of the bungalow.

Rear Garden
An enclosed garden with lawned areas, established borders as well as mature shrubs. Paved seating areas plus a timber gazebo providing inviting spaces for relaxing and outdoor dining. Pathways connecting the gardens. A gravelled driveway, accessed via double gates offering plenty of secure off-street parking leading to the double garage.

Disclaimer
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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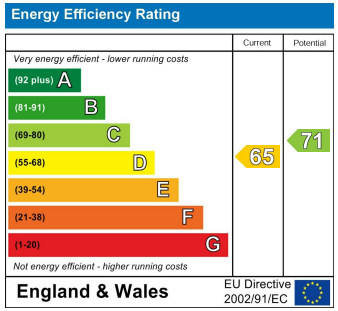
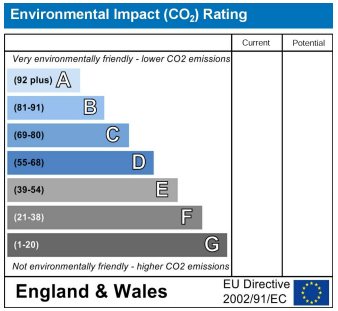
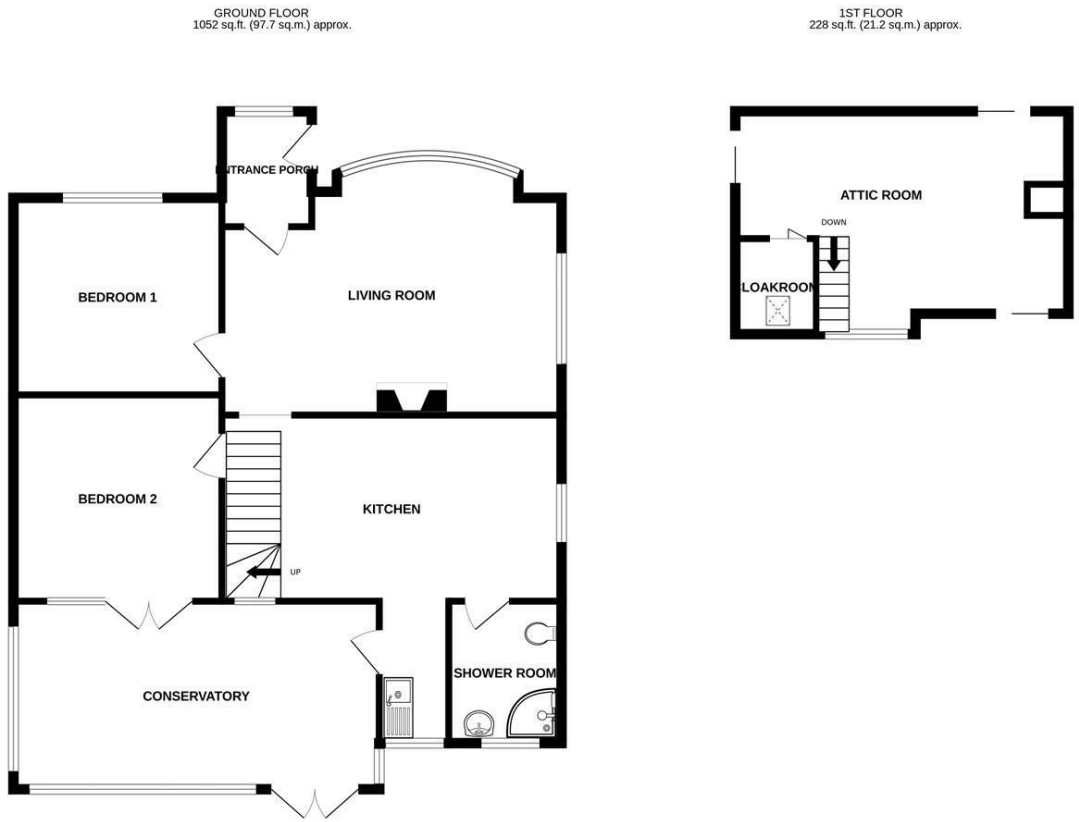
Valuations
If you are considering selling your home, our valuer would be delighted to meet with you to discuss your requirements. Our dedicated team works closely with you, providing support and guidance every step of your journey. Call to book your FREE Valuation on 01964 533343.

Energy Efficiency Graph





Floor Plan



TOTAL FLOOR AREA : 1280 sq.ft. (118.9 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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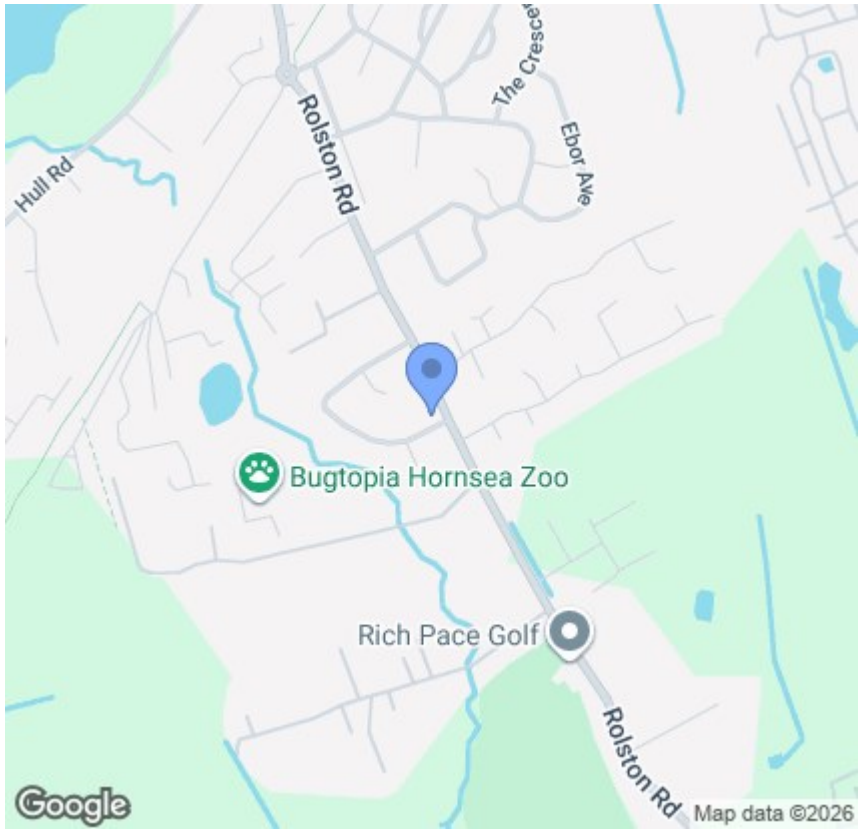
Area Map



Viewing

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

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