



38 Tansley Lane, Hornsea, HU18 1TS

£299.950



Situated on the desirable south side of the popular coastal town of Hornsea, this sterling example of a four-bedroom detached home is beautifully presented throughout and offers truly move-in-ready accommodation. Maintained to a high standard by the current owner, the property would suit a wide range of buyers, from growing families to those seeking generous living space in a well-regarded location.

The accommodation briefly comprises a welcoming entrance hall, convenient cloakroom WC, and a well-proportioned breakfast kitchen. To the rear of the property is a spacious through lounge diner, providing an excellent setting for both everyday living and entertaining, which flows seamlessly into the conservatory and enjoys plenty of natural light. To the first floor are four well-sized bedrooms, including a master bedroom with en-suite facilities, along with a modern family bathroom serving the remaining bedrooms.

Externally, the property benefits from good-sized gardens to both the front and rear. The front provides ample off-street parking, while the rear garden offers an excellent space for outdoor entertaining and relaxation. Notably, the rear of the property enjoys attractive open views across the surrounding countryside, adding to the sense of space and privacy. Combining spacious accommodation with a sought-after coastal setting and open countryside views, this home offers an excellent lifestyle opportunity.

Call today to arrange a viewing!

EPC: C  
Council Tax: D  
Tenure: Freehold



#### Front Garden

Block paved driveway, lawned area, dwarf hedge border and side access gate.

#### Entrance Hall

Grey composite entrance door, staircase to first floor with understairs cupboard and spindle banister, laminate flooring, coving to ceiling and radiator.

#### Cloakroom WC

Window to side, WC, wash hand basin, coving to ceiling, part tiled walls and radiator.

#### Breakfast Kitchen

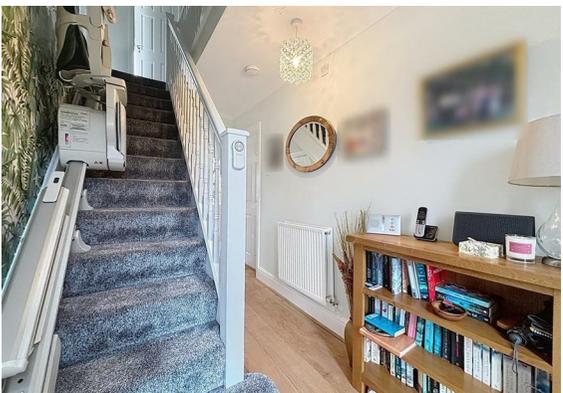
14'2" x 8'5" (4.34 x 2.57)

Two windows to rear, UPVC door to side, fitted wall and base units with work surfaces, built in electric oven with gas hob and extractor hood over. Integrated fridge/freezer, slimline dishwasher and washing machine. Partially tiled walls, tiled flooring, coving to ceiling and radiator.

#### Lounge

14'10" x 10'6" (4.53 x 3.22)

Window to front and side, fireplace, coving to ceiling, carpet and radiator. Open plan to dining room.





**Dining Room**

10'6" x 8'10" (3.22 x 2.7)

French doors to conservatory, coving to ceiling, carpet and radiator.

**Conservatory**

10'9" x 9'8" (3.3 x 2.97)

Windows to rear and side with views over the gardens, French doors to side, insulated roof, vinyl flooring and radiator.

**First Floor Landing**

Access to loft space, built in cupboard.

**Master Bedroom**

13'2" x 10'6" (4.03 x 3.21)

Window to front, built in wardrobes, carpeted floor and radiator.

**En-suite**

6'0" x 5'4" (1.84 x 1.63)

Window to front, WC, hand wash basin with storage under, step in shower. Tiled walls and flooring, extractor fan, heated towel rail and spotlights.

**Bedroom 2**

11'1" x 8'0" (3.38 x 2.44)

Window to front, built in wardrobes, laminate flooring and radiator.

**Bedroom 3**

9'3" x 8'7" (2.83 x 2.62)

Window to rear, built in wardrobes, laminate flooring and radiator.

**Bedroom 4**

8'7" x 7'7" (2.62 x 2.33)

Window to rear, laminate flooring and radiator.

**Bathroom**

7'10" x 5'7" (2.40 x 1.71)

Window to rear, WC, pedestal wash hand basin, panelled bath with shower over, extractor fan, coving to ceiling, wooden/ bamboo flooring and radiator.

**Rear Garden**

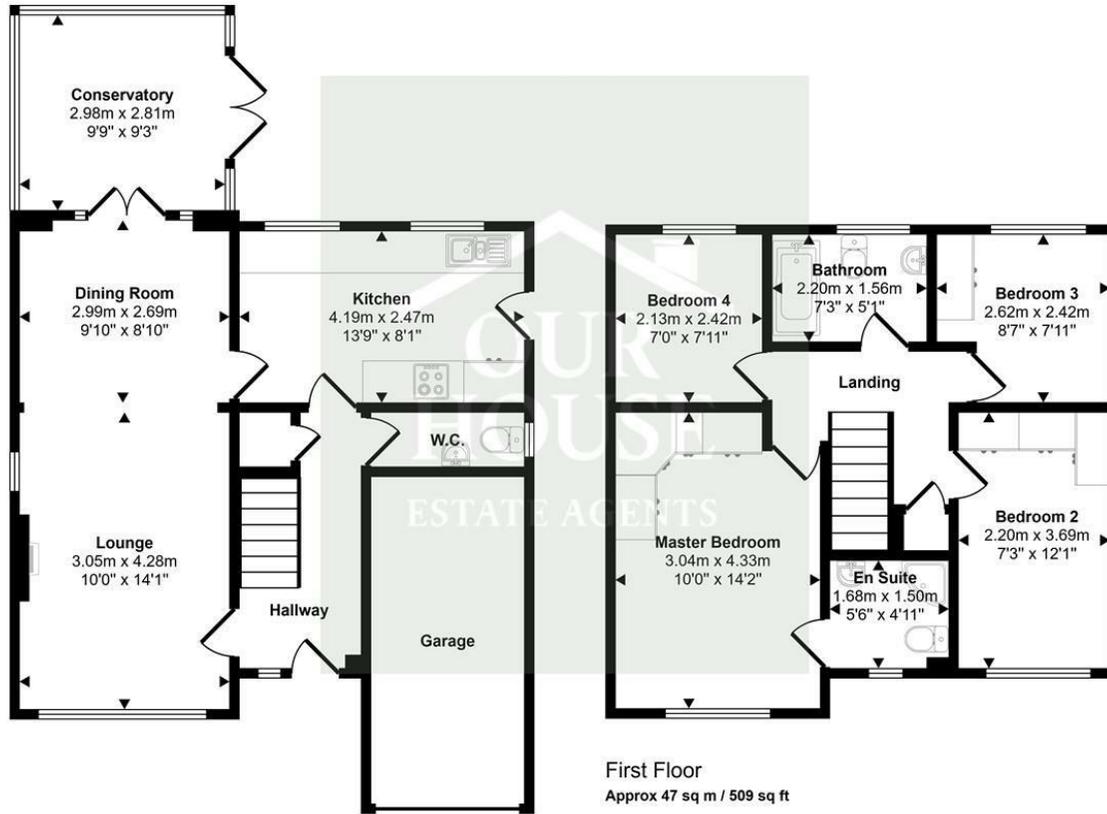
Laid mainly to lawn, patio and paved areas connected by pathway, fenced boundaries, plant and flower shrubs. Stunning views across the countryside.

**Garage**

Integral with electric up and over door and light and power points.



Approx Gross Internal Area  
109 sq m / 1177 sq ft

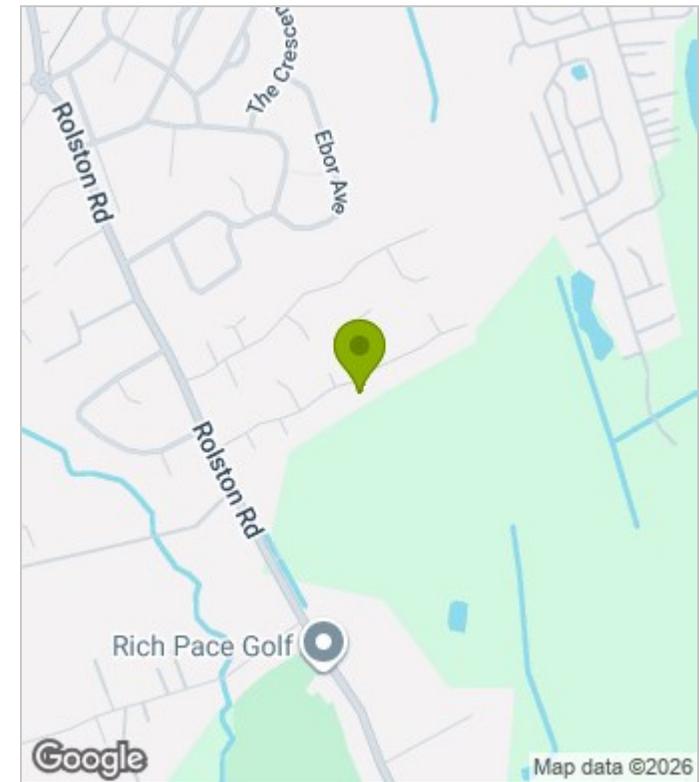


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

## 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>78</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	

## Our House Estate Agents

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