



**Rawson Way, Hornsea, HU18 1DH**

**£330,000**

4 BEDROOMS

3 BATHROOMS

2 RECEPTION ROOMS

House

# PROPERTY SUMMARY



Immaculately Presented Four-Bedroom Detached Family Home

Immaculately presented, extended and thoughtfully updated by the current vendors, this impressive four-bedroom detached property offers spacious, versatile accommodation arranged over three floors, complemented by stylish modern finishes throughout.

Upon entering, you are welcomed into a superb open-plan kitchen/diner, featuring a contemporary fitted kitchen with integrated appliances and a generous dining area. Karndean flooring flows throughout the property, while new carpets have been fitted to the first and second floors.

From the kitchen, the inner hallway provides access to a convenient downstairs WC and leads through to the well-presented lounge. Finished in modern décor, the living room features a stylish media wall and bi-fold doors opening directly onto the rear garden. A fitted disabled lift provides access from the living room to the fourth bedroom, offering excellent versatility and accessibility.

To the first floor are three bedrooms, including a generous double bedroom with a modern en-suite, alongside two further bedrooms and a contemporary family bathroom.

The second floor is dedicated to the spacious master bedroom, which benefits from its own modern en-suite and useful eaves storage.

Externally, the property boasts a driveway to the front, with access to both sides of the house secured by brand-new gates. The rear garden has been designed for low-maintenance enjoyment, featuring patterned concrete, artificial grass, a large shed and a fitted electric awning to the rear of the property.

A superb family home combining generous accommodation, modern presentation and practical features, this property is ideally suited to a wide range of buyers.

EPC: C  
Council Tax: C  
Tenure: Freehold

**Inner Hall**  
Staircase to first floor, Radiator and LVT, kamdea flooring.

**Cloakroom (W.C)**  
Side facing window, W.C, Wash hand basin with storage under, Radiator, Partly tiled walls and LVT flooring.

**Lounge**  
18'10" x 10'4"  
Rear facing window, Bifold doors leading to rear garden, Radiator, LVT karndea flooring, Storage cupboard, a built in media wall and a lift to Bedroom 4.

**Dining Room**  
16'6" x 7'8"  
Front facing window, Door to the side of the property, Radiator, LVT karndea flooring, Open plan to kitchen, Built in cupboards, Plumbing and space for wash machine and fridge freezer.

**Kitchen**  
17'0" x 10'3"  
The kitchen features front and side-facing windows, a front door, fitted wall and base units with quartz work surfaces, and a one-and-a-half bowl inset porcelain sink with a single drainer and grooved drainer. There is also a built-in electric hob and oven, LVT Karndean flooring, and an open-plan layout leading into the dining area.

**Utility**  
16'6" x 7'8"

**First Floor Landing**  
Side facing window, Spindle banister, Karndean floor and carpets to stairs.

**Master Bedroom**  
16'11" x 10'5"  
Carpeted bedroom with two velux front facing windows, Rear window and radiator.

**En-Suite**  
7'0" x 5'6"  
The bathroom features a rear-facing window, W.C., wash hand basin with storage underneath, and a panelled bath with shower over. There is also a heated towel rail, tiled walls, extractor fan and Karndean flooring.

**Walk In Dressing Room**  
7'10" x 7'8"  
Front facing velux windows and Karndean flooring

**Bedroom 2**  
14'5" x 10'3"  
Carpeted, Front facing window, Built in wardrobes and radiator.

**Bedroom 3**  
13'3" x 8'3"  
Carpeted, Rear facing window and radiator.

**Bedroom 4**  
10'5" x 9'10"  
Rear facing window, Built in wardrobes, Radiator, Karndean flooring and lift to lounge.

**En-Suite**  
8'4" x 5'8"  
Window to front, Sink with storage, Partly tiled walls, Step in shower, Heated towel rail, Extractor fan and Karndean flooring.

**Bathroom**  
8'4" x 8'4"  
Side facing window, W.C, Wash hand basin with storage under, Panelled bath (With shower over), Heated towel rail, Tiled walls, Extractor fan, Cupboard and Karndean flooring.

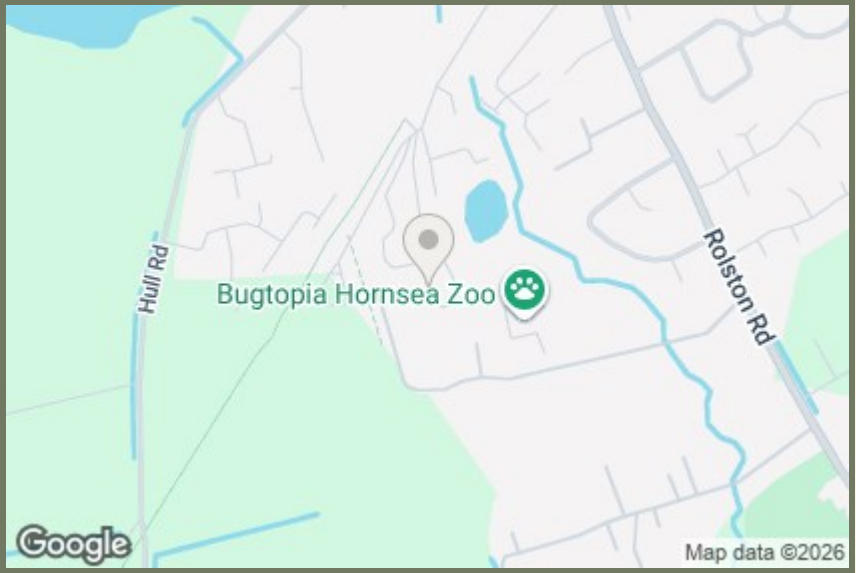
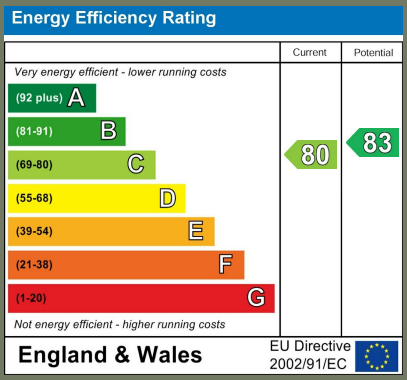
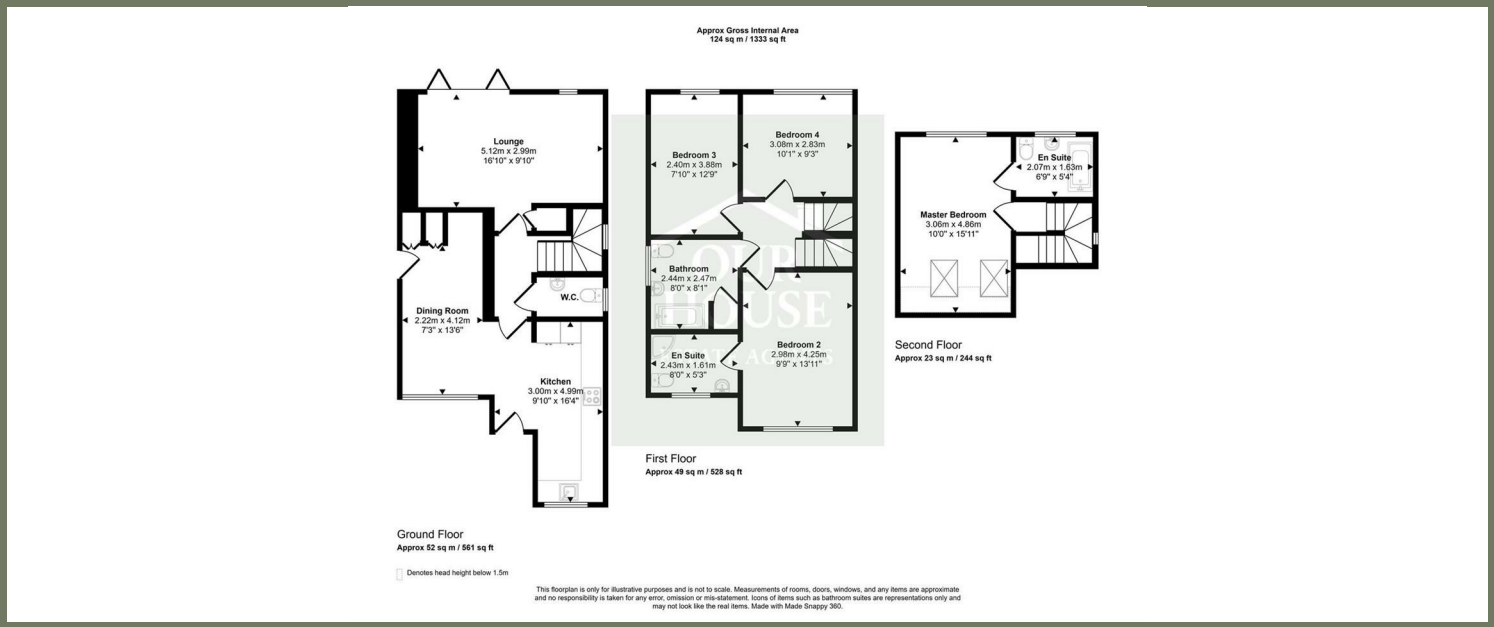
**Rear Garden**  
Laid mainly to artificial lawn, Garden shed, Fitted electric awning, Concrete patterned patio area and raised planted border.







Floorplan, EPC and location



Council Tax Band - C

Tenure - Freehold

ARRANGE A VIEWING



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