



27 St. Nicholas Drive, Hornsea, HU18 1EW

£330,000



**** WELL REGARDED LOCATION ****

Situated in a highly desirable area of Hornsea, this executive detached property sits in a great sized plot offering ample accommodation and having a lovely, family house vibe, conveniently placed for the amenities available both in and around the town.

This four bedroom property consists of; Entrance Hall, Lounge, Kitchen/diner, conservatory, utility, downstairs shower room, four bedrooms and family bathroom. To the rear you will find a good sized garden, laid mainly to lawn with a porcelain patio area, hot tub, fenced boundaries and an attached garage with up and over door.

Not to be missed!!
CALL OUR HOUSE ON 01964 532121

EPC - D
COUNCIL TAX - E
TENURE - FREEHOLD

Front Garden

Entrance Hall

Cloakroom (wc)

Lounge

18'5" x 18'0" (5.62 x 5.49)

Dining Room

10'0" x 8'9" (3.07 x 2.69)

Kitchen

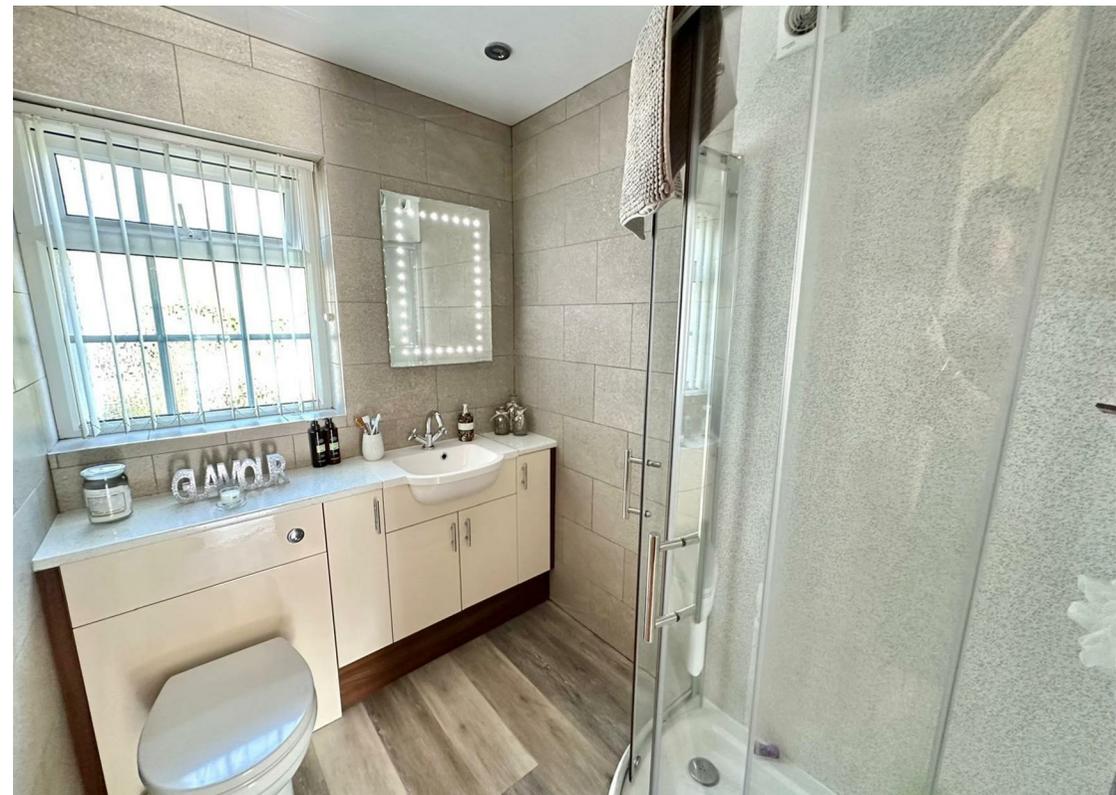
14'7" x 7'11" (4.46 x 2.43)

Utility

17'4" x 6'1" (5.3 x 1.87)

Conservatory

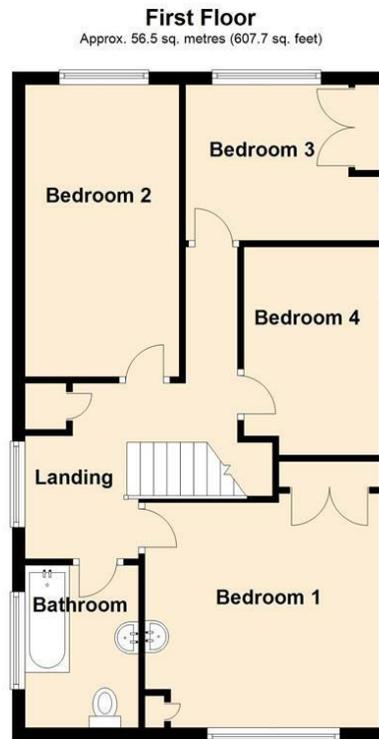
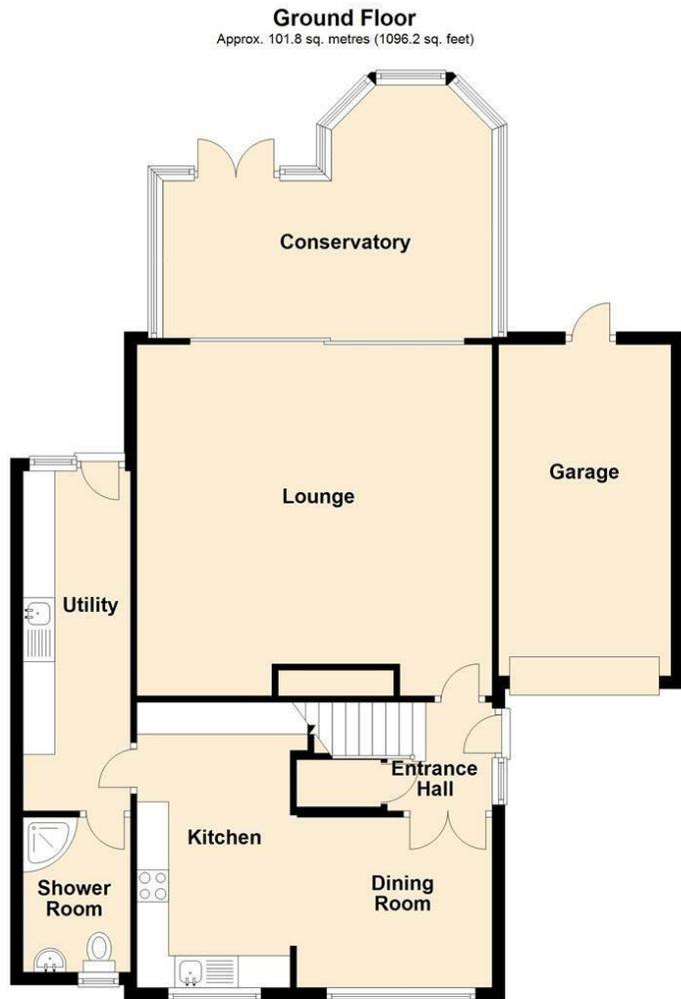
18'0" x 13'1" (5.5 x 4)



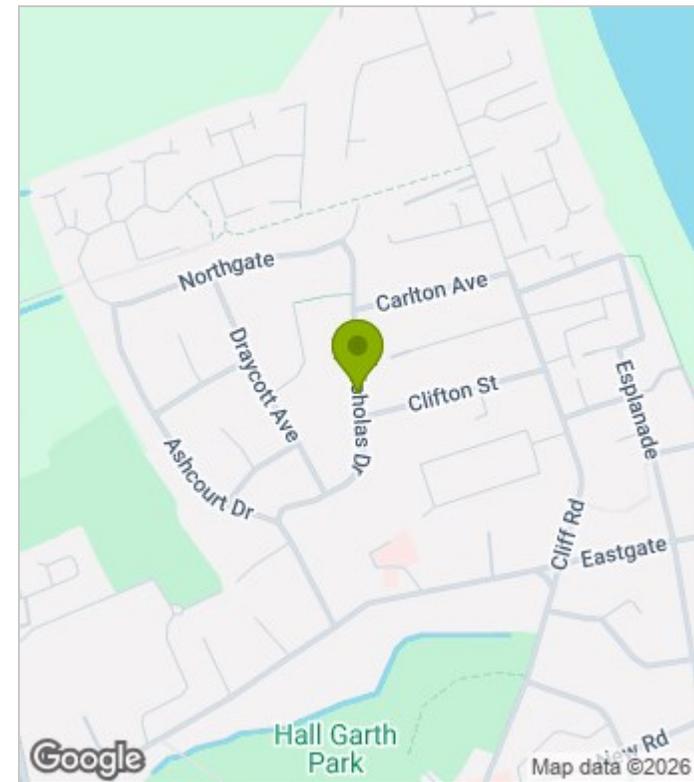


- Ground Floor Shower Room**
7'0" x 5'5" (2.14 x 1.67)
- First Floor Landing**
- Master Bedroom**
12'4" x 11'7" (3.76 x 3.55)
- Bedroom 2**
15'1" x 8'0" (4.61 x 2.44)
- Bedroom 3**
10'2" x 8'0" (3.1 x 2.44)
- Bedroom 4**
10'5" x 7'2" (3.18 x 2.19)
- Bathroom**
8'3" x 5'11" (2.53 x 1.82)
- Rear Garden**
- Garage**





Total area: approx. 158.3 sq. metres (1703.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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 firm's 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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