



The Dell Strawberry Gardens, Hornsea, HU18 1US
£399,950

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A beautifully presented four-bedroom detached home, ideally located on the sought-after Strawberry Gardens in the popular coastal town of Hornsea. Backing onto the golf course, the property enjoys a private, south-facing rear garden and has been recently modernised and improved by the current owners.

To the front, there is ample off-street parking for three to four vehicles, along with access to a detached garage.

The ground floor comprises an entrance hall, two bedrooms (one currently used as a second sitting room), a well-fitted kitchen, and a family bathroom. There is also a comfortable lounge and a bright conservatory to the rear, both overlooking the garden, along with a separate dining room.

The first floor has a spacious master bedroom, a further second bedroom and a WC.

Front Garden

Paved with parking. Side access down to garage.

Entrance Hall

Entrance door, staircase to first floor with spindle banister and understairs cupboard. Coving to ceiling, vinyl flooring and radiator.

Bedroom 3

Window to front, coving to ceiling, carpet and radiator.

Sitting Room/ Bedroom 4

Window to front, coving to ceiling, dado and picture rail, laminate flooring and radiator.

Bathroom

Window to side, hand wash basin, W.C, step in shower, part tiled walls and radiator.

Kitchen

11'11" x 9'11" (3.65 x 3.03)
Windows and door to side, a range of fitted wall and base units with complimentary work surfaces. Porcelain single drainer and one a half bowl sink, space and plumbing for washing machine, integrated dishwasher and fridge freezer. Built in electric hob, oven and microwave, tiled walls, vinyl flooring, extractor fan and radiator.

Lounge

16'1" x 15'7" (4.92 x 4.77)
Window to rear, French doors to dining room, gas fire with wood surround, coving to ceiling, dado rail, carpet and radiator.

Dining Room

12'7" x 10'0" (3.86 x 3.05)
Window to side and patio doors to conservatory, French doors to living room. Coving to ceiling, laminate flooring and radiator.

Conservatory

10'8" x 8'4" (3.27 x 2.55)
Windows to side and rear, French doors to garden, tiled flooring.

First Floor Landing

Velux window to side, cupboard, carpet and radiator.

Master Bedroom

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

Bedroom 2

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

1st Floor W.C

Window to rear, hand wash basin, W.C, part tiled walls and radiator.

Rear Garden

Laid mainly to lawn, with paved patio area. Fenced boundaries and planted borders.

Directions

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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