



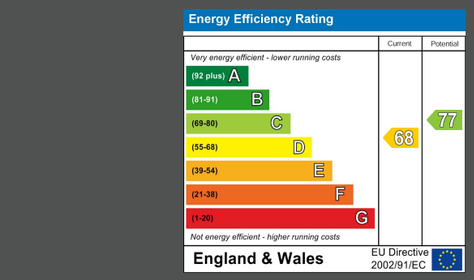




Quick & Clarke

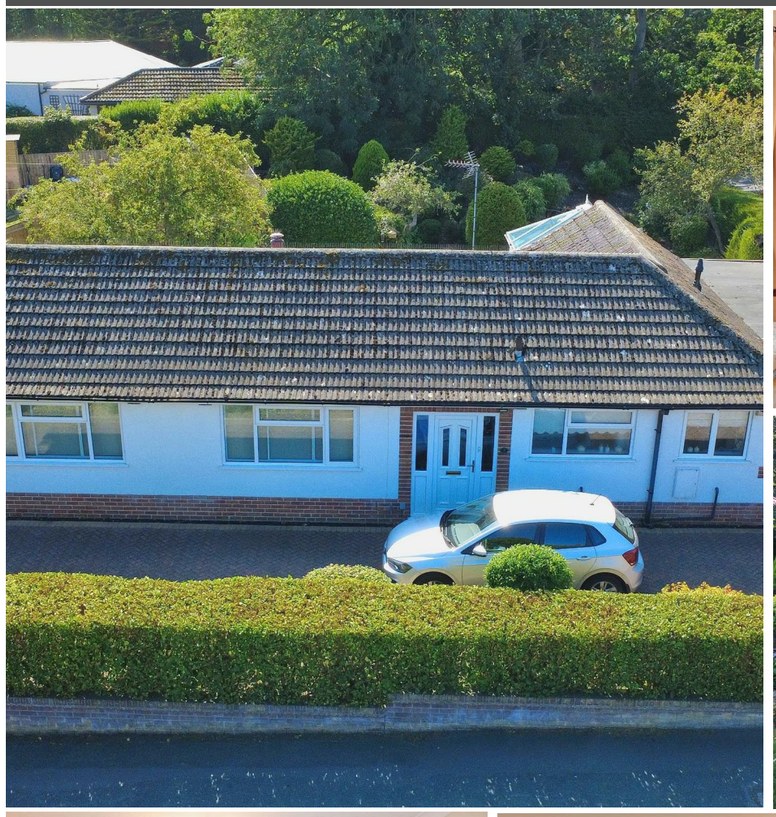
PROPERTY SPECIALISTS

2 Market Place
Hornsea
East Riding of Yorkshire
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3 Ashcourt Drive, Hornsea, HU18 1EN

Offers in the region of £325,000













- No chain
- Lounge & dining room
- Dining kitchen
- In and out driveway with plenty of parking
- Delightful mature gardens with westerley aspect
- Spacious detached bungalow
- Conservatory
- Master bedroom with en-suite
- Garage
- Energy Rating - D

LOCATION
The property fronts onto Ashcourt Drive close to its juncture at Eastgate, conveniently located for access to the towns amenities.

Hornsea is a vibrant and welcoming coastal town in East Yorkshire, home to a close-knit community of just over 8,000 residents (2021 Census). The town boasts an impressive range of amenities, including a variety of independent shops, bistros, and inviting restaurants, alongside excellent schooling for all ages which have been rated 'Good' by Ofsted. The town is also home to Hornsea Mere, Yorkshire's largest freshwater lake, which provides a peaceful setting and is popular for walking, boating, and wildlife spotting. Sports and fitness enthusiasts are well catered for with a modern leisure centre refurbished in 2020 and a beautifully maintained 18-hole golf course. There is also Hornsea Village, an out-of-town retail and leisure destination. Ideally located, Hornsea offers the perfect balance of coastal living and connectivity, lying within easy reach of Hull, Beverley, and the M62 motorway.

ACCOMMODATION
The accommodation has mains gas central heating via hot water radiators, Upvc double glazing and is arranged on one floor as follows:

UPVC FRONT ENTRANCE PORCH
With UPVC front entrance door, matching side panel and inner door to:

ENTRANCE HALL
5'7" x 10'7"
With an inner hallway leading off, one central heating radiator and doorways to:

LOUNGE
18' x 11'3"
With a gas fire set in a cast iron inset and surround, two wall light points, sliding patio door to the rear garden, one central heating radiator and open archway leading to:

DINING ROOM
9'8" x 13'4"
With one central heating radiator and sliding patio door to the conservatory.

CONSERVATORY
10'10" x 12'
With a brick base and UPVC double glazed windows with a pitched glass roof, personal door leading to the garage, tile effect laminate flooring and double French doors leading to the garden.

DINING KITCHEN
14'7" narrowing to 7'4" x 13'11" overall
With a good range of base and wall units incorporating contrasting worksurfaces with a 1 1/2 bowl ceramic sink unit, tiled splashbacks, integrated dishwasher, fridge freezer, built in oven and split level gas hob with cooker hood over, plumbing for an automatic washing machine, a concealed modern central heating boiler, downlighting to the ceiling, UPVC side entrance door and one central heating radiator.

MASTER BEDROOM
10' x 13'8"
With dual aspect windows, one central heating radiator and doorway to:

EN-SUITE SHOWER ROOM
7'10" x 9'4"
With an extra large walk in shower cubicle with hand shower and Rain shower above and aqua boarding to the walls, pedestal wash hand basin, low level W.C., access hatch to the roof void, one central heating radiator and a ladder towel radiator.

BEDROOM 2
12'10" net x 10'5"
With fitted wardrobes along one wall, access hatch leading to roof space which is part boarded and one central heating radiator.

BEDROOM 3
7'7" x 11'4"
With dual aspect windows and one central heating radiator.

SHOWER ROOM / W.C.
7'6" x 5'11"
With a corner shower cubicle, pedestal wash hand basin with tiled splashback, low level W.C. and one central heating radiator.

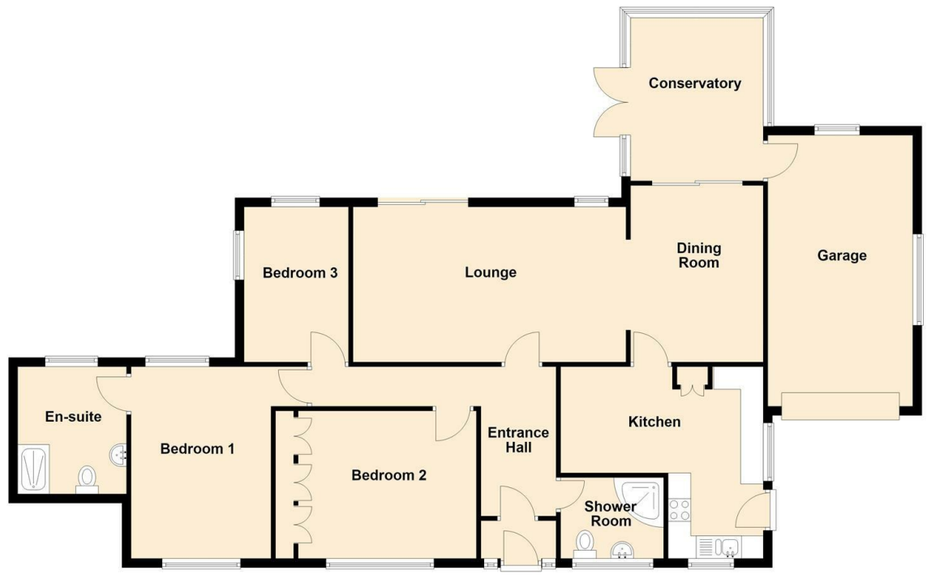
OUTSIDE
The property fronts onto an extensive block paved parking drive with in and out vehicular access and sits behind a mature hedged frontage along with a number of shrubs and planting. The parking drive leads to a on-built garage (10'4" x 18'8") with automated main door, side personal door to the conservatory, power and light laid on. There is a potting area to the side of the bungalow with a storage shed, and an aluminium framed greenhouse.

To the rear are extensive gardens with paved patios and lawns, well stocked borders and mature planting. There is a stream running through the rear garden with bridges and mature shrubs beyond enjoying a well secluded Southerly aspect. There is also an outside cold water tap and external lighting.

TENURE
The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors) and vacant possession will be given upon completion at a date to be agreed.

COUNCIL TAX BAND
The council tax band for this property is band D.

Floor Plan
Approx. 138.7 sq. metres (1492.5 sq. feet)



Total area: approx. 138.7 sq. metres (1492.5 sq. feet)