

1 Cygnet Close, Hornsea, HU18 1LE
£315,000

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An exceptional four-bedroom detached home, beautifully presented throughout and offering spacious, versatile accommodation arranged over two floors. Ideally suited to a multitude of buyers, this impressive property occupies a highly desirable plot within the ever-popular Ashcourt development.

The accommodation briefly comprises an inviting entrance hall, generous lounge, formal dining room, contemporary breakfast kitchen, utility room, downstairs W.C. and a bright conservatory overlooking the garden. To the first floor are three well-proportioned double bedrooms, a stylish family bathroom, and an impressive principal bedroom complete with en-suite facilities and dressing area.

Externally, the property benefits from a substantial rear garden, ideal for entertaining and outdoor living, together with a superb garden room currently utilised as a stylish bar and social space and garage with electric charging point.

EPC - C
Council Tax - E
Tenure - Freehold

Entrance Hall

Spacious entrance with staircase to first floor, spindle banister, understairs cupboard, laminate flooring and radiator. Windows to the front give a bright welcoming feel upon entering the property.

Lounge

20'3" x 11'3" (6.18 x 3.44)
Front aspect bay window and French doors leading to the conservatory. Electric, log effect fire place, coving to ceiling, carpet and radiator.

Dining Room

12'9" x 10'3" (3.9 x 3.14)
Rear aspect window with coving to ceiling, laminate flooring and radiator.

Breakfast Kitchen

13'6" x 10'9" (4.13 x 3.29)
Two front aspect windows, fitted wall and base units with worktops. Single drainer, 1 1/2 composite bowl sink, integrated dishwasher. Built in electric oven with gas hob and space for American style fridge freezer. Laminate tiled flooring and radiator.

Utility

8'5" x 9'2" (2.59 x 2.81)
Rear aspect window and door to the rear garden. Space and plumb for washing machine and space for dryer. fitted wall and base units with work surfaces. stainless steel bowl sink, radiator and laminate flooring.

Cloakroom W.C

Rear aspect window with W.C, pedestal wash hand basin and radiator.

Conservatory

9'5" x 9'2" (2.89 x 2.81)
Rear aspect window with French doors to garden. Radiator and laminate flooring.

Master Bedroom

16'10" x 14'10" including dressing area (5.15 x 4.53 including dressing area)

Two front aspect windows and one window to the rear. Two radiators and carpeted flooring.

En-Suite

6'5" x 5'8" (1.98 x 1.75)
Rear aspect window, W.C, pedestal wash hand basin, step in shower, heated towel rail, radiator and laminate flooring.

Bedroom Two

11'3" x 10'7" (3.44 x 3.25)
Rear aspect window with radiator and carpeted flooring

Bedroom Three

12'4" x 8'7" (3.77 x 2.64)
Front aspect window with carpeted and radiator.

Bedroom Four

11'3" x 6'11" (3.43 x 2.12)
Two front aspect windows with radiator and laminate flooring.

Family Bathroom

10'7" x 7'10" (3.25 x 2.4)
Rear aspect window, W.C, pedestal wash hand basin, panelled bath with shower over, extractor fan, radiator and laminate flooring.

Rear Garden

Mainly paved with an enclosed, artificial lawn area and fenced boundaries, outside lighting

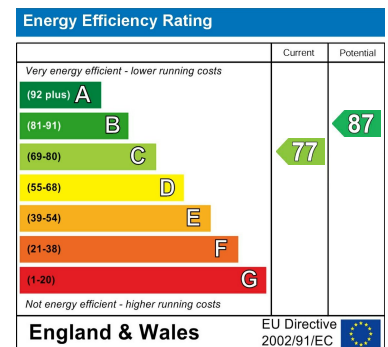
Garden Room/Bar

12'8" x 11'10" (3.87 x 3.61)
French doors to garden, bar area with stools, full electrics and extractor fan.

Garage

Single garage with roller door. Light and power points. Electric charging point just outside the garage.

Directions



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