



27 The Hawthorns, Long Riston, HU11 5GA

£445,000

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## Executive Four-Bedroom Detached Home with Stunning Field Views

This impressive executive detached property offers spacious and versatile accommodation, ideal for modern family living.

Upstairs, you'll find four generously sized bedrooms, two of which benefit from en-suite shower rooms, along with a stylish family bathroom serving the remaining rooms.

The ground floor is beautifully laid out with a welcoming lounge, a spacious kitchen diner complete with adjoining utility room, a cosy snug, dedicated office, and a convenient downstairs W.C. The property also benefits from an integral garage, offering excellent storage or parking options.

Outside, the east-facing rear garden has been thoughtfully landscaped, featuring a sleek decking area perfect for entertaining or relaxing—backed by uninterrupted views over open fields, creating a truly peaceful setting.

An exceptional home in both space and style.

EPC: C  
Council Tax: E  
Tenure: Freehold

### Front Garden

Front garden includes a gravelled area with planted borders and a driveway with parking for two.

### Entrance Hall

The space features a spindle banister, a useful understairs cupboard, and a radiator. Tiled flooring runs throughout, complemented by coving to the ceiling. French doors provide access to the living room.

### Cloakroom (WC)

Fitted with a wash hand basin and WC, complemented by a partly tiled backplash. The room also benefits from an extractor fan, radiator, and wood flooring.

### Lounge

17'10" x 14'3" (5.45 x 4.36)

Lounge featuring a front-facing bay window and an additional side window allowing for ample natural light. A fireplace with a wood mantel and tiled surround serves as a focal point. Additional features include coving to the ceiling, two radiators, and laminate flooring throughout.

### Dining Room

12'5" x 8'11" (3.81 x 2.73)

Carpeted dining space featuring coving to the ceiling and a radiator with patio doors provide access to the rear garden.

### Office

9'5" x 7'1" (2.88 x 2.18)

Features wood floor, Built in office furniture, Radiator and window facing the rear of the property.

### Kitchen Diner

16'8" x 9'8" (5.1 x 2.97)

Well-appointed with a range of fitted wall and base units, complemented by work surfaces and a wooden floor. The kitchen includes both electric and gas cooker points with space for a range-style oven, a built-in dishwasher, and an extractor fan. Natural light is provided by a rear-facing window and French doors leading to the garden.

### Utility

10'0" x 5'3" (3.05 x 1.62)

Fitted wall and base units, work surfaces, and space for both a washing machine and dryer. Additional features include an extractor fan, radiator, and wooden flooring with provided access to the side of the property as well as an internal door to the garage.

### First Floor Landing

Featuring a spindle banister, built-in cupboard for additional storage, radiator, and access to the loft.





#### Bedroom 2

12'5" x 11'11" (3.81 x 3.64)

Carpeted master bedroom includes window facing the rear of the property, Built in wardrobes and a radiator.

#### En-Suite

7'9" x 4'5" (2.38 x 1.35)

Includes a rear window, W.C, Pedestal hand wash basin, Step in shower, Extractor fan and radiator with features such as tiled floors and partly tiled walls.

#### Master Bedroom

18'4" x 12'11" (5.59 x 3.96)

Carpeted bedroom with front facing window and radiator.

#### Bedroom 3

15'5" x 13'1" (4.71 x 4)

Carpeted bedroom with two front facing windows, Radiator and built in wardrobes.

#### Bedroom 4

9'10" x 9'1" (3 x 2.79)

Carpeted with built in wardrobes, a radiator and rear window.

#### Bathroom

7'4" x 6'3" (2.25 x 1.93)

Rear window, wc, hand wash basin with storage under, Panelled bath with shower over, partly tiled walls, wood floor and radiator

#### Rear Garden

Generous garden laid mainly to lawn, featuring two separate patio-paved areas ideal for outdoor dining and entertaining. The garden is enclosed by a combination of fencing and mature hedging, with well-maintained planted borders adding character. A raised decked area provides an additional seating space and houses a hot tub for relaxation.

#### Double Garage

16'9" x 16'6" (5.12 x 5.03)

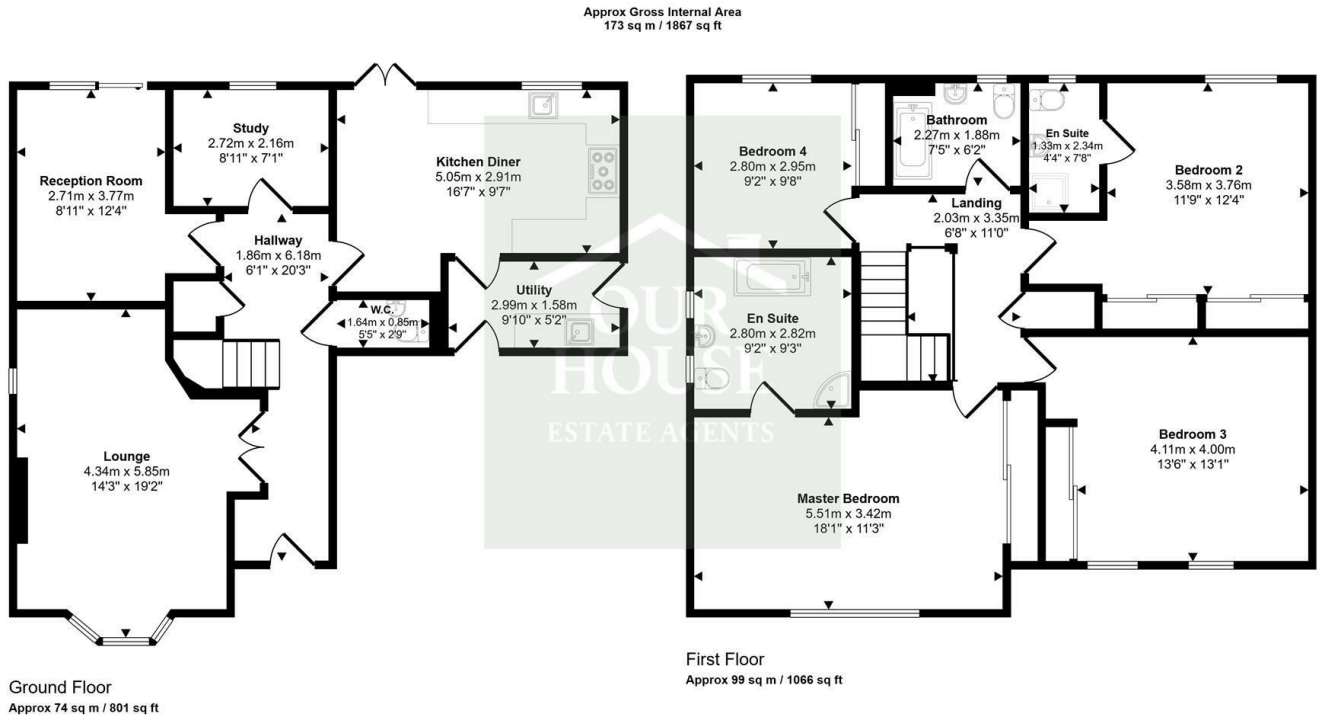
Integral double garage with up and over doors, light and power points.

#### En-Suite

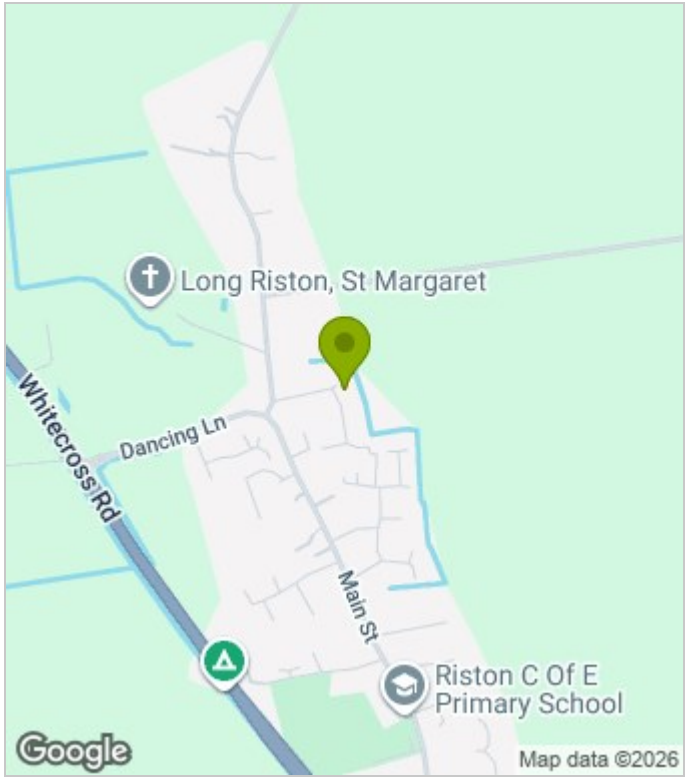
9'3" x 9'2" (2.84 x 2.81)

Featuring fully tiled walls and floors, two side-facing windows allowing natural light, and a heated towel rail. The suite comprises a WC, pedestal hand wash basin, freestanding bath, and a step-in shower cubicle. An extractor fan is also installed for ventilation.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

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