



1 Cygnet Close, Hornsea, HU18 1LE

£315,000





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

#### Lounge

20'3" x 11'3" (6.18 x 3.44)

#### Dining Room

12'9" x 10'3" (3.9 x 3.14)

#### Breakfast Kitchen

13'6" x 10'9" (4.13 x 3.29)

#### Utility

8'5" x 9'2" (2.59 x 2.81)

#### Cloakroom W.C







**Conservatory**  
9'5" x 9'2" (2.89 x 2.81)

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

**En-Suite**  
6'5" x 5'8" (1.98 x 1.75)

**Bedroom Two**  
11'3" x 10'7" (3.44 x 3.25)

**Bedroom Three**  
12'4" x 8'7" (3.77 x 2.64)

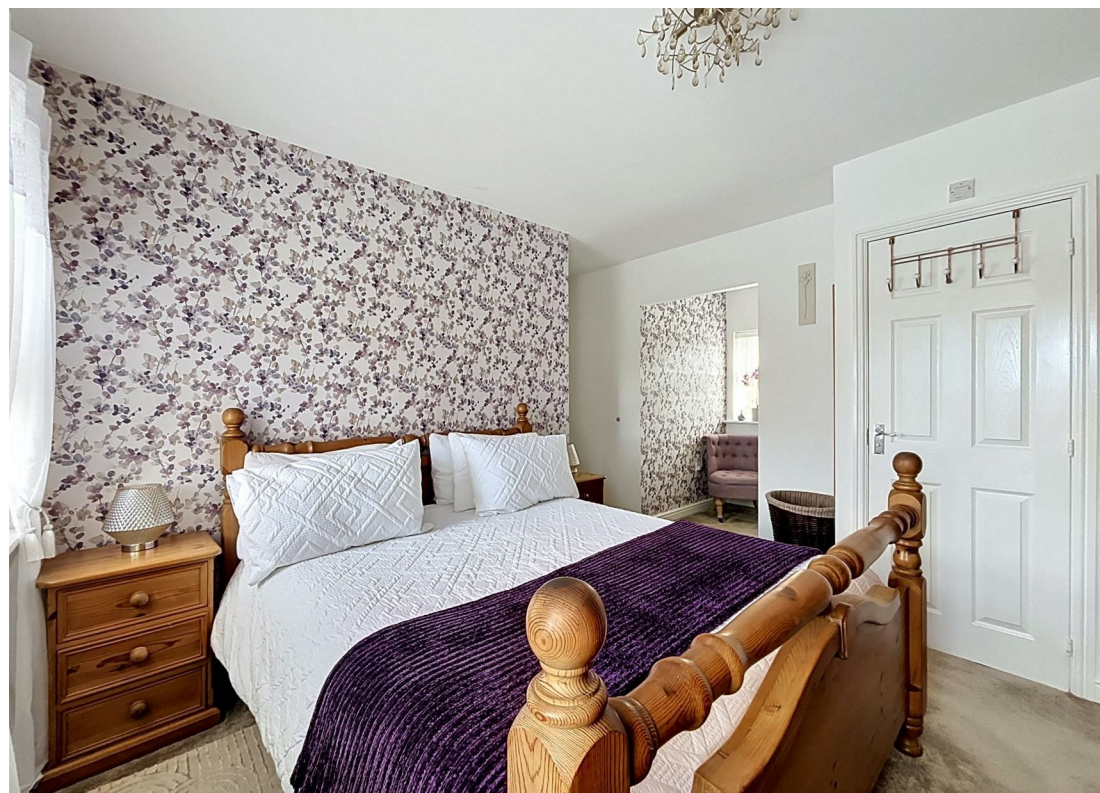
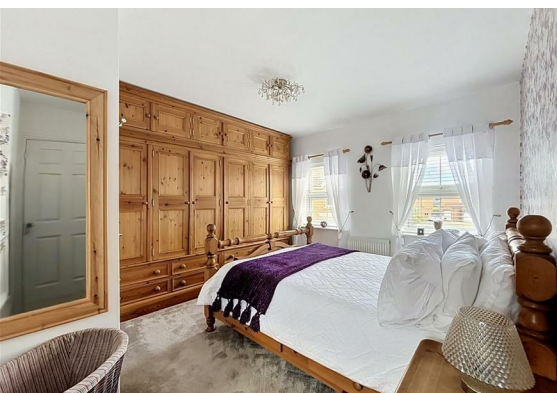
**Bedroom Four**  
11'3" x 6'11" (3.43 x 2.12)

**Family Bathroom**  
10'7" x 7'10" (3.25 x 2.4)

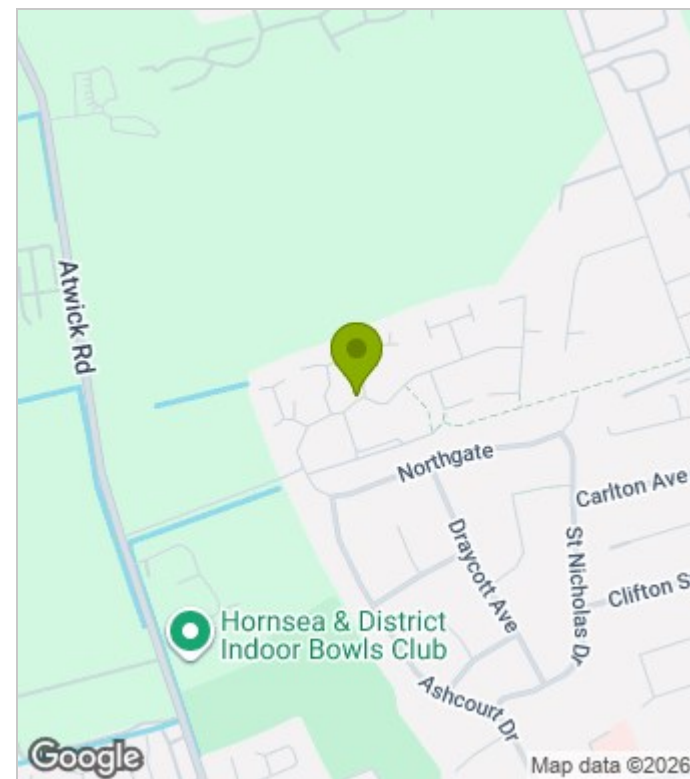
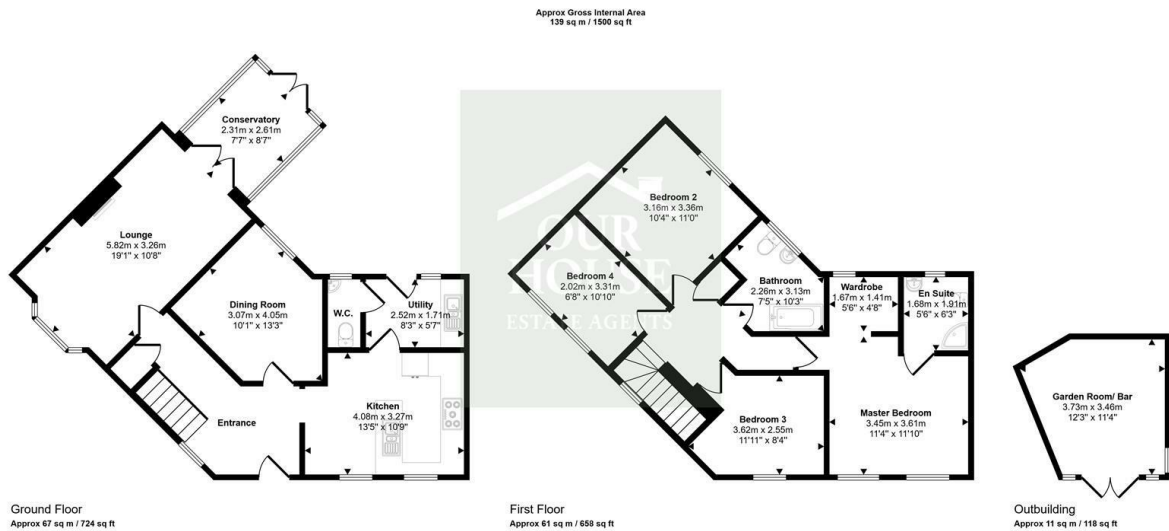
**Rear Garden**

**Garden Room/Bar**  
12'8" x 11'10" (3.87 x 3.61)

**Garage**







### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>87</b> |
| (69-80) <b>C</b>                            | <b>77</b>                  |           |
| (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<br>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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## Our House Estate Agents

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