



27 St. Nicholas Drive, Hornsea, HU18 1EW

£319.950



**** WELL REGARDED LOCATION ****

Situated in a highly desirable area of Hornsea, this executive detached property sits in a great sized plot offering ample accommodation and having a lovely, family house vibe, conveniently placed for the amenities available both in and around the town.

This four bedroom property consists of; Entrance Hall, Lounge, Kitchen/diner, conservatory, utility, downstairs shower room, four bedrooms and family bathroom. To the rear you will find a good sized garden, laid mainly to lawn with a porcelain patio area, hot tub, fenced boundaries and an attached garage with up and over door.

Not to be missed!!
CALL OUR HOUSE ON 01964 532121

EPC - D
COUNCIL TAX - E
TENURE - FREEHOLD

Front Garden

Entrance Hall

Cloakroom (wc)

Lounge

18'5" x 18'0" (5.62 x 5.49)

Dining Room

10'0" x 8'9" (3.07 x 2.69)

Kitchen

14'7" x 7'11" (4.46 x 2.43)

Utility

17'4" x 6'1" (5.3 x 1.87)

Conservatory

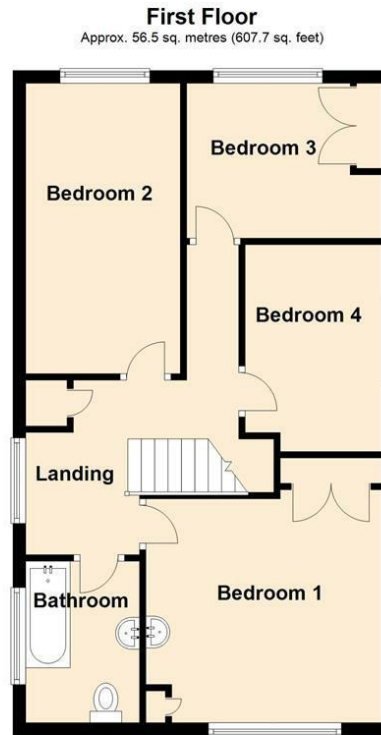
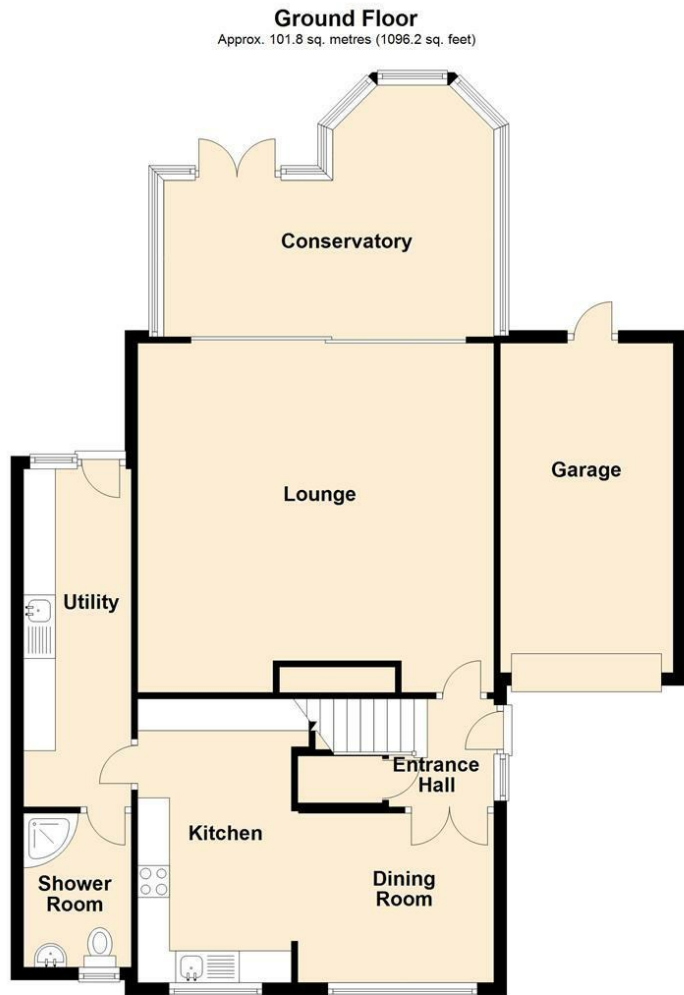
18'0" x 13'1" (5.5 x 4)



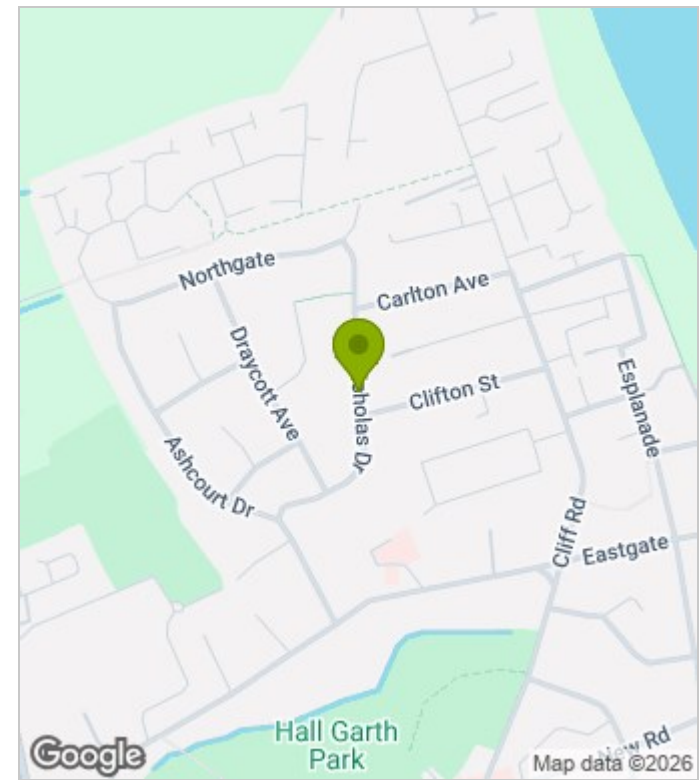


- Ground Floor Shower Room**
7'0" x 5'5" (2.14 x 1.67)
- First Floor Landing**
- Master Bedroom**
12'4" x 11'7" (3.76 x 3.55)
- Bedroom 2**
15'1" x 8'0" (4.61 x 2.44)
- Bedroom 3**
10'2" x 8'0" (3.1 x 2.44)
- Bedroom 4**
10'5" x 7'2" (3.18 x 2.19)
- Bathroom**
8'3" x 5'11" (2.53 x 1.82)
- Rear Garden**
- Garage**





Total area: approx. 158.3 sq. metres (1703.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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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Our House Estate Agents

20 Newbegin Hornsea, East Yorkshire, HU18 1AL

T. 01964 532121 | E. office@ourhouseestateagents.co.uk