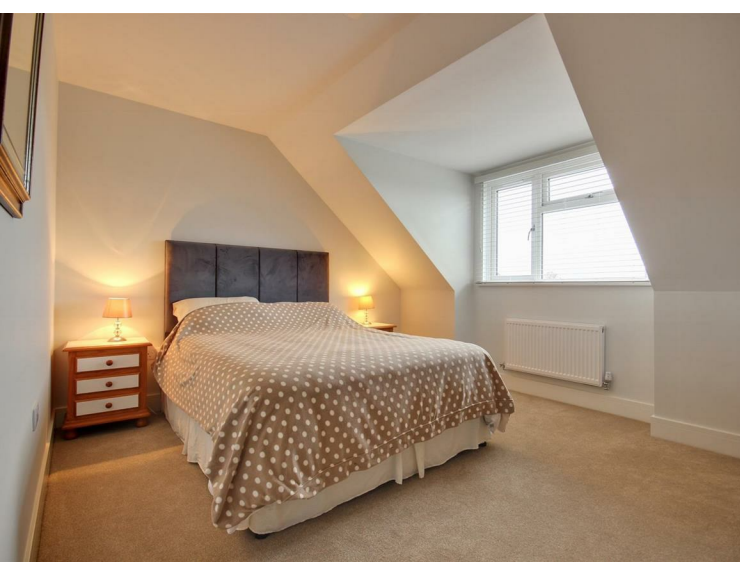


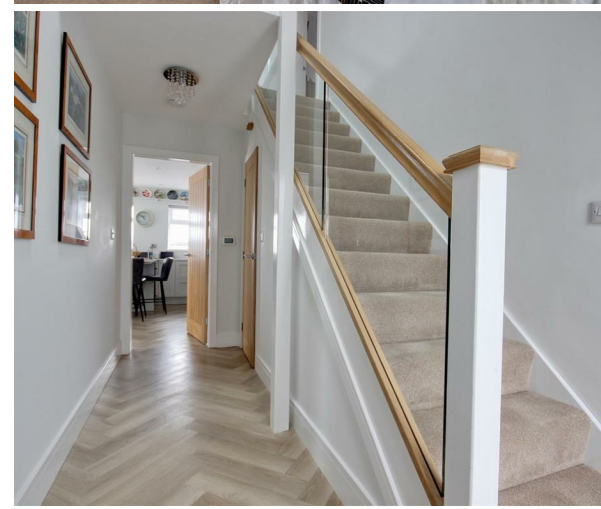


# Quick & Clarke

PROPERTY SPECIALISTS

2 Market Place  
Hornsea  
East Riding of Yorkshire  
HU18 1AW  
01964 537123  
hornsea@qandc.net

4 Berry Close, Hornsea Burton Road, Hornsea, East Riding of  
Yorkshire, HU18 1FB  
Offers in the region of £685,000



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 | 100                        | 100       |
| (81-91) B                                   |                            |           |
| (69-80) C                                   |                            |           |
| (55-68) D                                   |                            |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

- Large four bedroomed detached dormer bungalow (1,722 square feet)
  - Sand & grass paddock plus stabling
  - Host of outbuildings
  - External entertainments room with bar
  - Part exchange considered
- Over 2.5 acres of paddock & gardens
  - Super location close to town centre & sea front
  - Excellent parking
  - Small gated development
  - EPC Rating: A

A truly unique property - a large modern detached bungalow on an extensive plot of over 2½ acres offering equestrian facilities and lying very close to Hornsea town centre. Recently constructed to an extremely high specification which ensures the best economy and efficiency and offers great flexibility of usage.

Offering both a grass and sand paddock and with stabling, the property also has the benefit of additional outbuildings and a superb games/party room with its own kitchen and heating from the solar panels.

Situated in a fabulous position at the head of a small, exclusive cul-de-sac development this property simply must be viewed.

LOCATION

The property is located on a small and exclusive gated cul-de-sac which leads off from Hornsea Burton Road on the south side of the town centre. Lying very close to the Tesco supermarket the property also is just 5 minutes walk from the East Coast and 10 minutes from the town centre.

ACCOMMODATION

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

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

13'5" x 6'6"  
With modern composite front door with obscured glass panel to one side. Stairs to the first floor accommodation with downstairs cloaks under.

CLOAKROOM

Two piece sanitary suite comprising close coupled w.c. and vanity hand wash basin.

LIVING ROOM

16'2" x 12'10"  
A fabulous room having windows to three aspects and French doors to the front opening onto the westerly aspect of the property. Media wall encompassing one wall and oak timber framed glass panel doors giving access from the living dining kitchen.

LIVING DINING KITCHEN

25'3" x 17'2" maximum  
A beautiful kitchen with twin colour units and quartz work surfaces with matching breakfast bar. Four ring electric hob with extractor over, integrated oven, microwave and warming drawer, dishwasher, fridge and freezer. Stainless steel one and a half bowl sink and drainer. Windows to

two aspects and patio doors leading out onto the sun terrace.

REAR LOBBY

Composite door, base storage units and stainless steel sink and drainer. The internal lobby has a large shelved-out pantry.

UTILITY ROOM

7'0" x 4'10"  
With space and plumbing for washing machine and tumble dryer. Wall mounted gas boiler and large pressurised hot water cylinder.

BEDROOM 2

13'2" x 13'6"  
Modern fitted wardrobes with sliding fronts and window to front elevation.

EN-SUITE SHOWER ROOM

7'10" x 3'10"  
Four piece sanitary suite comprising shower enclosure, wall hung hand wash basin, close coupled w.c. and bidet. Window to side elevation. Partially tiled walls.

FIRST FLOOR

LANDING

Velux window.

BEDROOM 1

14'5" maximum x 13'2"  
Modern fitted wardrobes with sliding fronts and matching drawer unit. Window to rear elevation. Opening into walk-in wardrobe.

EN-SUITE SHOWER ROOM

8'8" x 6'9"  
Four piece sanitary suite comprising two counter-top hand wash basins with vanity storage under, corner shower enclosure and back to unit w.c. with concealed cistern. Velux roof light.

BEDROOM 3

11'8" maximum x 12'11"  
Built-in wardrobe. Window to rear elevation.

BEDROOM 4

12'11" x 11'0"  
Built-in wardrobe. Window to side elevation.

BATHROOM

6'8" x 6'0"  
With a three piece sanitary suite comprising panelled bath, close coupled w.c. pedestal hand wash basin, wall niche and Velux roof light.

OUTSIDE

The property is approached through double electric gates onto a wide tarmac drive which leads behind the rear of the property and provides extensive parking.

GAMES / PLAYROOM

A large detached games / playroom which fronts onto the sun terrace has fully opening bi-fold doors, electric heating and is supplied with light, power, heating and has its own kitchen area and bar. An outside wc with wash hand basin adjoins the building.

OUTBUILDINGS & STABLING

The property extends to over 2½ acres with the bungalow being positioned on the western side of the plot. Adjacent to the bungalow is a garage with an automated door, attached workshop, further car port, shed and summerhouse. On the plot there are attractive ornamental gardens with a large ornamental pond with waterfall surrounded by well tended lawns, greenhouse and a large vegetable plot.

Within the equestrian facilities there is a stable, open fronted barn and further covered barn used as a winter shelter for the horses. Adjacent is the enclosed sand paddock with a gate providing access to the larger grass paddock positioned on the eastern side of the plot.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system with the addition of 20 PV panels, two battery systems which serve two electric radiators and the sitting room fire in the house, and hot water boost for the hot water cylinder.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

COUNCIL TAX

The property is in Band D for council tax purposes



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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