



Derwent Close, Hornsea, HU18 1HD

£295,000

3 BEDROOMS

2 BATHROOMS

1 RECEPTION ROOMS

House - Detached

PROPERTY SUMMARY



Occupying a generous corner plot at the head of a quiet cul-de-sac, this well-maintained detached home offers versatile accommodation that will appeal to a variety of buyers.

The property features a spacious L-shaped living room, providing an inviting setting for both everyday living and entertaining, while an additional ground floor reception room offers the flexibility to be used as a formal dining room, snug, home office or third bedroom. A convenient ground floor shower room further enhances the practicality of the layout.

To the first floor are two comfortable bedrooms and a family bathroom, creating a private space away from the main living areas.

Externally, the home enjoys a generous corner plot with ample off-road parking, a private driveway and a double garage, offering excellent storage and workshop potential. Situated in a tucked-away position at the end of Derwent Close, this attractive home combines a quiet setting with adaptable living space, making it an ideal choice for those looking to enjoy a more relaxed pace of life without compromising on space.

EPC - Awaited
Council Tax - C
Tenure - Freehold

Front Garden

Entrance Hall

Carpeted, Entrance door, Staircase to first floor, Under stairs cupboard and radiator.

Ground Floor Shower Room

8'3" x 4'8"

Rear facing window, W.C, Hand wash basin, Tiled walls and floor, Extractor fan, Radiator and shower.

Lounge Diner

Front and side facing window, Fireplace, Plate rack, Coving ceiling, Ceiling rose, Two radiators,

Dining Room / Bedroom 3

15'1" x 9'4"

Carpeted with french doors to rear garden, Radiator and electric curtains.

Breakfast Kitchen

15'1" x 10'9"

Side and rear-facing windows, fitted wall and base units with swivel cupboards, work surfaces, one-and-a-half bowl sink with single drainer and hot water tap, integrated washing machine, integrated freezer, space for a fridge, built-in electric hob and oven, coving to the ceiling, extractor fan, radiator, vinyl flooring and cupboard housing the boiler.

Rear Hall

5'1" x 2'7"

Has doors to garden.

First Floor Landing

Includes a cupboard, Coving and radiator.

Master Bedroom

11'4" x 11'3"

Carpeted, Front facing window, Radiator and storage eaves

Bedroom 2

11'5" x 9'7"

Carpeted bedroom with rear facing window, Radiator, Loft access and storage to eaves.

Bathroom

7'1" x 5'4"

Side facing window, W.C, Hand wash basin with storage under, Step in shower, Heated towel rail, Shower point, Part shower boarding to walls and carpeted.

Rear and side garden

Laid mainly to lawn, Patio and paved area, Garden shed, Fenced boundaries, Planted borders, Mature shrubs and trees.

Double Garage

22'5" x 17'5"

Up and over roller door, Cold water supply, Sink and hot water, Light points, Power points and two side windows







Ground Floor
Approx 67 sq m / 716 sq ft

Approx Gross Internal Area
133 sq m / 1436 sq ft

First Floor
Approx 36 sq m / 389 sq ft

Garage
Approx 31 sq m / 331 sq ft

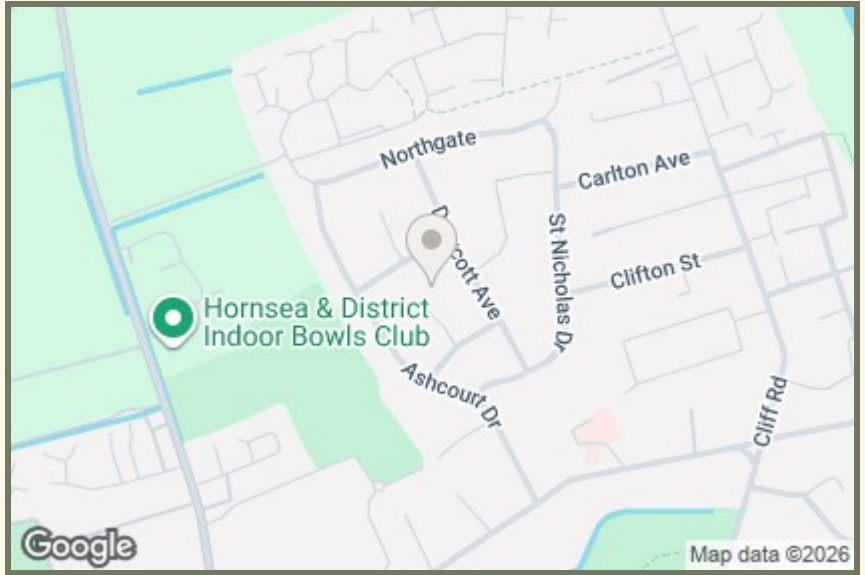
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 p/plus) A		
(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
2002/91/EC





Tenure - Freehold

ARRANGE A VIEWING

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