



31 Avocet Close, Hornsea, HU18 1LG

£299.950



**** FULL PLANNING PERMISSION GRANTED FOR REAR EXTENSION ****

Set in a popular location, on a large corner plot at the end of a cul-de-sac, offering versatile living and being only 10 years old this property has everything the modern family could need! The current owners have made some great additions to the property including an entrance porch, multi-fuel burner and paved driveway to set it apart from its counterparts. Boasting 4 bedrooms (master with en-suite), open plan living, good sized garden, parking for multiple cars and detached double garage this is certainly one to view!

Planning permission has been granted for a 4 meter single storey extension to the rear of the property running the full width of the property to substantially increase the floor space. (details can be viewed on the East Riding planning portal)

EPC rating: 'B'.
Council Tax Band: D
Tenure: Freehold

Front Porch

Main entrance door with tiled floor.

Cloakroom W.C

Side aspect window, Pedestal wash hand basin with W.C, radiator and tiled flooring.

Through Lounge Diner

25'10" x 13'1" (7.89 x 4.01)

Open plan, perfect for family life and entertaining. Partly panelled with two front aspect windows, multifuel fire, alminate flooring, staircase to first floor and two radiators.

Kitchen Diner

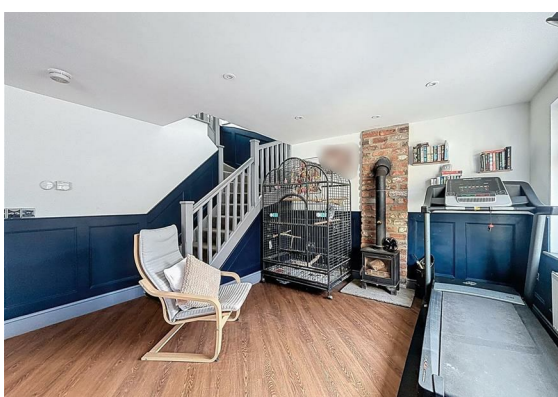
20'7" x 9'6" (6.29 x 2.9)

With a rear aspect windows and french doors to the garden. Work surfaces with fitted wall and base units. 1 1/2 bowl sink, built in electric oven with extractor fan and gas hob. Space for dishwasher and fridge freezer, Tiled flooring and radiator.

Utility

20'7" x 9'6" (6.29 x 2.9)

Door to the garden, Fitted wall and base units with work surfaces. Space for dishwasher and washing machine, tiled flooring and extractor fan.





First Floor Landing

Side aspect window, storage cupboard, spindle banister and carpet.

Master Bedroom

11'7" x 11'5" (3.54 x 3.48)

Rear aspect window, radiator and carpet.

En-Suite

Rear facing window. Pedestal wash hand basin, step in shower and W.C. Partly tiled walls with Vinyl floor, radiator and extractor fan.

Bedroom 2

11'5" x 8'6" (3.5 x 2.6)

Front aspect window with radiator and carpet

Bedroom 3

9'11" x 9'0" (3.04 x 2.75)

Front aspect window, radiator and carpet

Bedroom 4

8'2" x 7'8" (2.49 x 2.36)

Front aspect window with radiator and carpet

Bathroom

8'2" x 6'4" (2.51 x 1.94)

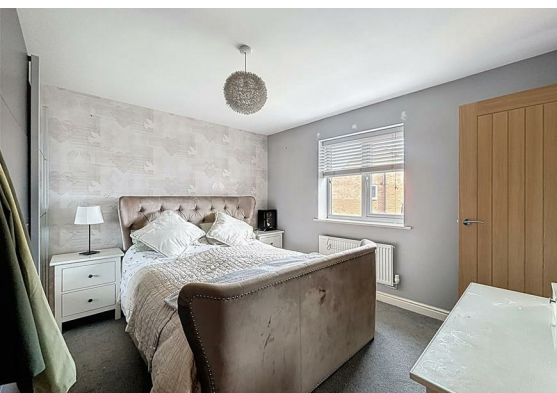
Rear aspect window, W.C, vanity wash hand basin, paneled bath and separate step in shower. Partly tiled walls with heated towel rail and extractor fan.

Rear Garden

Artificial lawn and good sized patio area with decking and fenced boundaries.

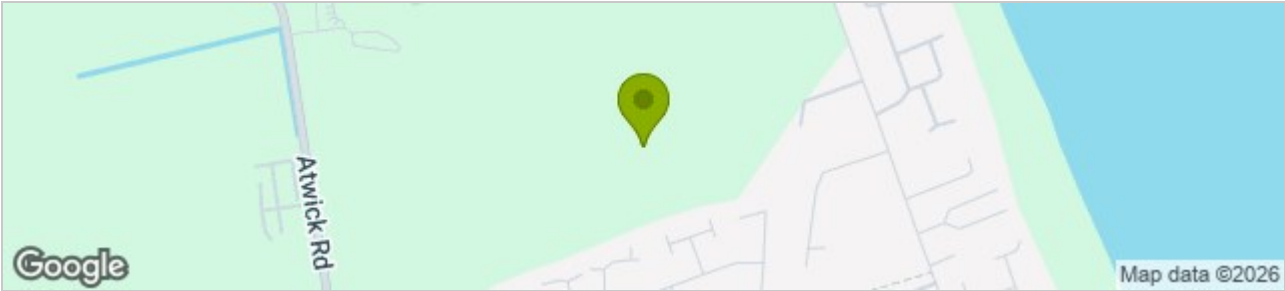
Double Garage

Detached with up and over door, power points and light points. Double drive with ample parking.





FLOORPLAN GOES HERE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	82	
(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	

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