



25 Mere View Avenue, Hornsea, HU18 1RR

£329,950



Welcome to Mere View Avenue, Hornsea - a charming property that is sure to capture your heart! This delightful house boasts 3 reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With 3 bedrooms to the ground floor and an additional 2 spaces to the first floor there's plenty of room for the whole family to unwind and recharge.

One of the standout features of this home is its large south-facing rear garden. Imagine basking in the warm sunlight, hosting summer barbecues, or simply enjoying a quiet morning coffee in this beautiful outdoor space. Additionally, the property offers parking for 3 cars, making it easy for you and your guests to come and go with ease.

For those who enjoy DIY projects or need extra storage space, the large workshop is a fantastic bonus. Whether you're a hobbyist or in need of a space to work on home improvement projects, this workshop provides endless possibilities.

Don't miss out on the opportunity to make this house your home. With its inviting living spaces, charming bedrooms, spacious garden, ample parking, and versatile workshop, this property has everything you need to create a life full of joy and comfort. Book a viewing today and start envisioning the wonderful memories you'll create in this lovely abode.

EPC - D
Council Tax - C
Tenure - Freehold

Front and Side Garden

Lawned and paved areas stretching along the front and down the side of the property, driveway with parking for 2/3 cars, electric vehicle charging point.

Entrance Hall

Composite entrance door, radiator, laminate flooring, coving, cupboard housing Ideal Standard boiler.

Front Sitting Room

15'10" x 15'1" (4.85 x 4.61)

Bay and arched windows to front of property, log burner with brick inset, wooden mantle and tiled hearth, coving to ceiling, picture rail, two radiators, laminate flooring.

Dining Room

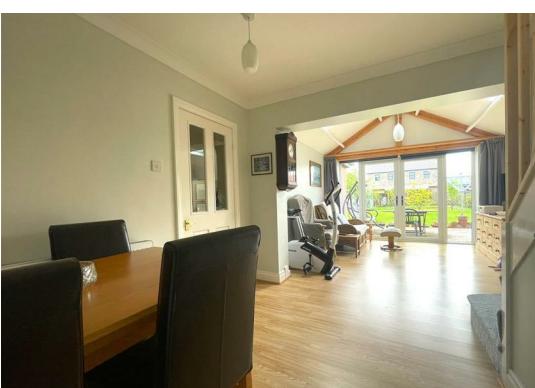
10'1" x 7'9" (3.08 x 2.38)

Open plan to day room, coving to ceiling, radiator, laminate flooring, staircase to first floor, door to inner hallway.

Day Room

11'8" x 10'5" (3.58 x 3.2)

Vaulted ceiling with beam feature housing Two Velux windows, French doors to garden, radiator, laminate flooring, open plan to dining room.





Kitchen
14'1" x 12'4" (4.3 x 3.76)
Window to rear of property, doors to garden, fitted wall and base unit, wooden work surfaces, one and a half bowl sink with single drainer, electric and gas cooker points, space for range style oven, coving to ceiling, extractor fan, radiator, laminate flooring, island breakfast bar, space and plumbing for washing machine, space for under counter fridge.

Inner Hall
Laminate flooring

Pantry/Store
9'10" x 4'0" (3 x 1.23)
Door to garage.

Ground Floor Master Bedroom
15'10" x 10'10" (4.84 x 3.31)
Bay window to front of property, coving to ceiling, picture rail, two radiator, laminate flooring.

Bedroom 2
13'6" x 9'10" (4.12 x 3)
Windows to side and rear of property, two radiators, carpeted, fitted wardrobes.

Bedroom 3
9'3" x 6'8" (2.84 x 2.05)
Window to side of property, built in wardrobes and storage, radiator, carpeted.

First Floor Landing
Velux window to rear of property, radiator, spindle banister, built in storage, carpeted.

Loft Space 1
10'8" x 9'7" (3.27 x 2.93)
Velux window to rear of property, radiator, laminate flooring, extensive storage to eves extending to the rear and side of the bungalow.

Loft Space 2
10'5" x 9'6" (3.20 x 2.91)
Velux window to rear of property, radiator, laminate flooring, storage to eves.

Ground Floor Shower Room
8'8" x 6'6" (2.65 x 2)
W.C, pedestal wash hand basin, step in shower, wall mounted storage cupboard, heated towel rail, extractor fan, laminate flooring, coving to ceiling.

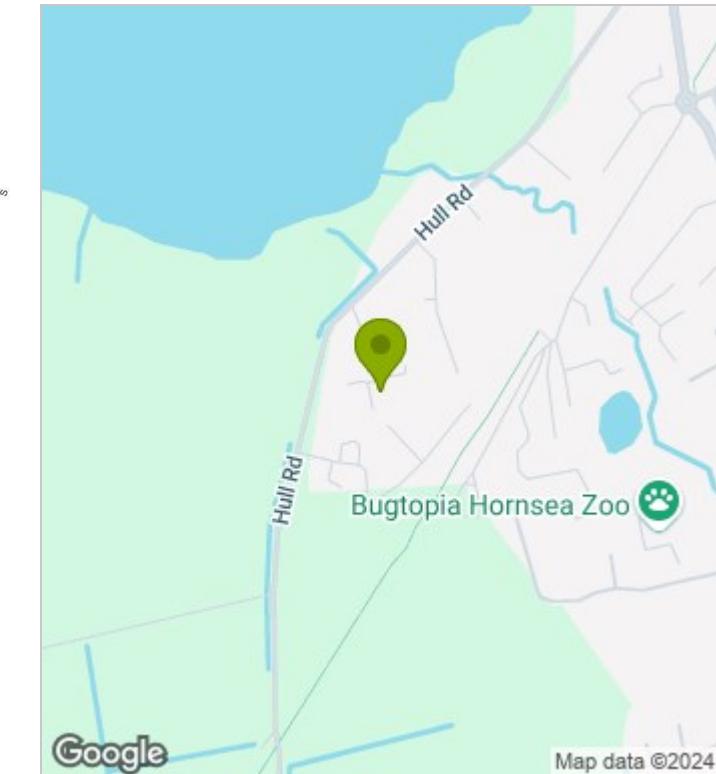
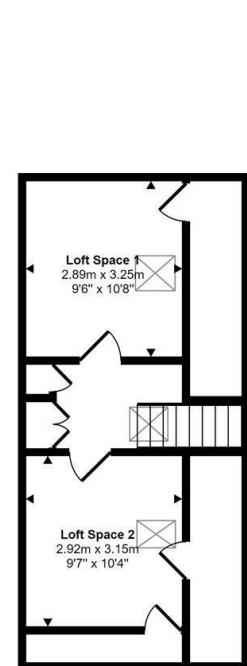
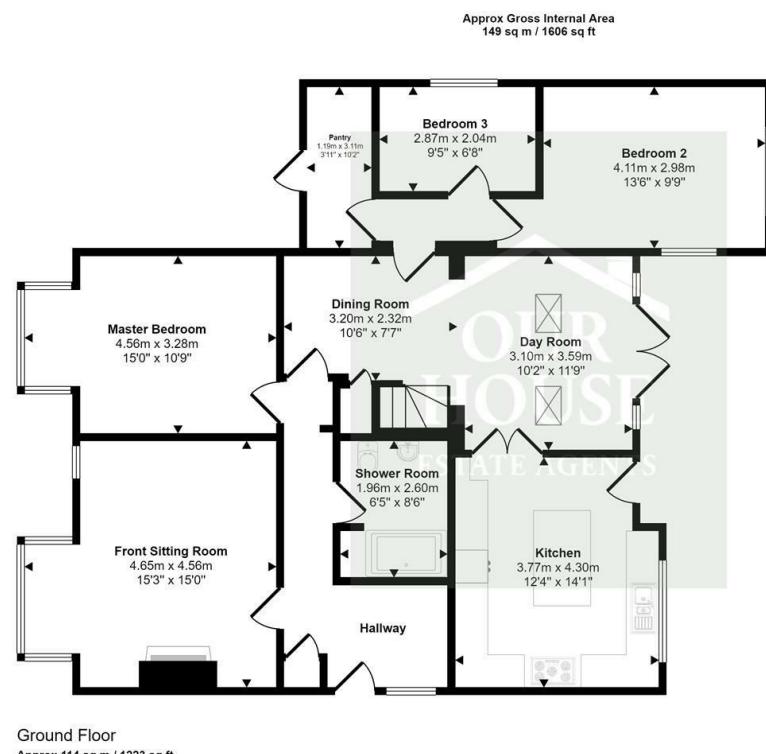
Rear Garden
Mainly laid to lawn, fenced boundaries, greenhouse, decked area to rear, raised decked area, log store, outside cold water tap.



Garage
12'10" x 10'3" (3.92 x 3.13)
Power and light points, roller door.

Store/Workshop
L-Shaped, windows, lock door, electrics, covered concrete area at rear.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	
(69-80) C	67	
(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

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