



56 Greenacre Park, Hornsea, HU18 1UW

£299,500



Our House are delighted to bring to the market this detached, 3 bedroom true bungalow! Sitting on a good size plot with private, wrap-around garden, garage and parking for multiple cars this property has a lot to offer! The current owners have made many improvements to this property from new boiler, new composite exterior doors and professional decoration throughout to name just a few things (full list available upon request). In addition to the lounge, kitchen, bathroom and bedrooms, this property also has a dining room, large utility room, office and en suite.

EPC - D
Council Tax - D
Tenure - Freehold

Entrance Hall

Composite entrance door leading to a spacious, open hallway with doors to access lounge, kitchen, three bedrooms and bathroom. Coving to ceiling and radiator.

Lounge

16'7" x 12'2" (5.07 x 3.73)

Side aspect window with French doors to the rear leading to an enclosed patio. Gas fireplace, coving to ceiling, ceiling rose, dado rail and engineered wood flooring.

Dining Room

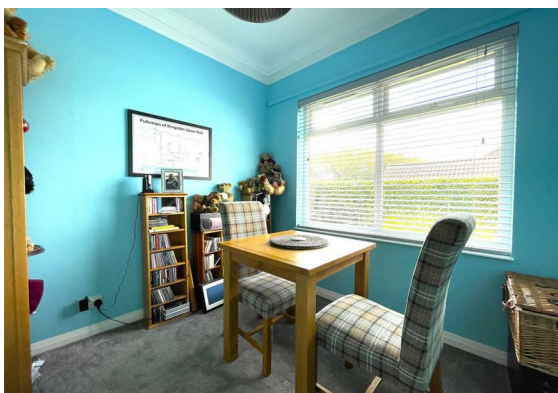
8'10" x 7'10" (2.71 x 2.41)

Rear aspect window, coving to ceiling, radiator and carpet.

Kitchen

10'10" x 10'7" (3.31 x 3.25)

Side aspect window, fitted wall and base units, work surfaces, composite bowl sink. Gas hob and built in electric oven, coving to ceiling and extractor fan, engineered wood floor. Space for dishwasher.





Utility

7'2" x 7'1" (2.2 x 2.17)

Front aspect window and composite barn door to the front. Fitted wall and base units, work surfaces with stainless steel bowl sink. Space for dryer and washing machine, partly tiled walls, tiled flooring, extractor fan and radiator.

Office

7'3" x 5'7" (2.23 x 1.72)

Rear aspect window, tiled floor and radiator.



Master Bedroom

12'9" x 11'6" (3.9 x 3.52)

Front aspect window, carpet and radiator.

Bedroom 2

14'7" x 7'9" (4.47 x 2.37)

* Dimensions include en suite shower room.

Front and side aspect window, radiator.



En Suite Shower Room

Window to side, partly tiled walls, pedestal wash hand basin, W.C and shower. Heated towel rail.

Bedroom 3

10'8" x 8'10" (3.27 x 2.71)

Side aspect window. carpet and radiator.

Bathroom

8'11" x 5'8" (2.74 x 1.74)

Two side aspect windows with double vanity unit and two wash hand basins, panelled bath with shower over, partly tiled walls with tiled floor and heated towel rail.



Garden

Wrap around garden with raised enclosed paved patio area to rear of lounge. laid mainly to lawn with hedge boundaries.

Garage

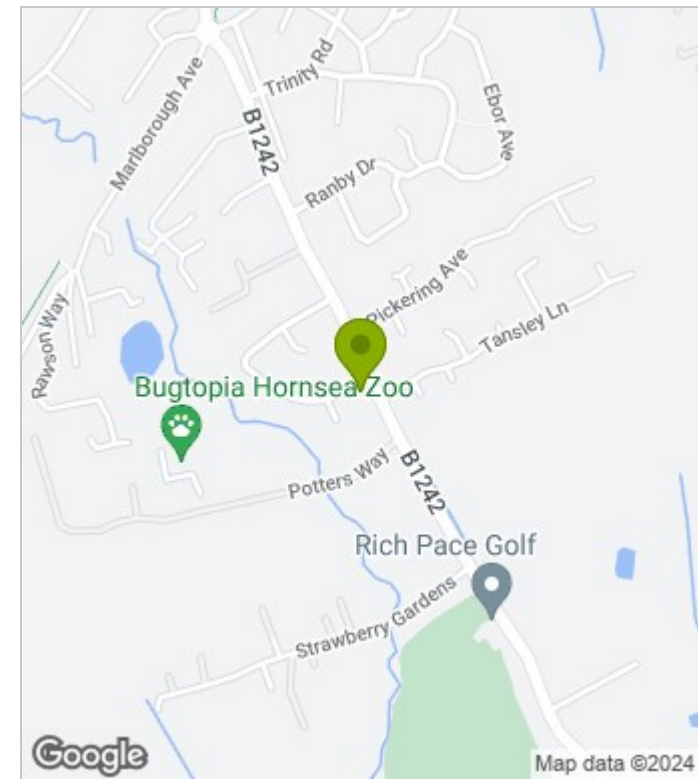
Detached brick built garage with new electric up and over door, power and light points.

Floor Plan

Approx. 94.0 sq. metres (1011.6 sq. feet)



Total area: approx. 94.0 sq. metres (1011.6 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	62	
(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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