



18 Draycott Avenue, Hornsea, HU18 1EX

£330,000

- EXECUTIVE DETACHED PROPERTY
 - PRIVATE DRIVEWAY
 - UNIQUE FLOORPLAN
- CORNER PLOT
- GARDENS TO THREE SIDES
- SOUGHT AFTER LOCATION
- LARGE GARAGE
- FOUR BEDROOMS

A beautiful, one-of-a-kind detached house with all the modern comforts for family life. Set within walking distance to Hornsea town centre and convenient for the renowned Seafront, Doctors Surgery and Hornsea Secondary School. This wonderful home has space to enjoy at every angle, from the large wrap around gardens to each of the four well sized bedrooms.

The unique floorplan briefly comprises; entrance hall, lounge with separate staircase leading to: master bedroom, dressing room and en-suite. Back on the ground floor is the dining room, kitchen, utility and cloakroom/WC. The remaining three bedrooms and shower room come off the main first floor landing.

Outside the garden is split into three, a paved driveway area spans across the front of the house and garage, to the side is a spacious lawned private haven with hedged boundaries and to the rear a gravelled area for storage or a great space to entertain.

Not expected to be on the market long, call Our House Estate Agents now to view on 01964 532 121.
EPC rating 'awaited'.

Front Garden

Mainly paved with gravelled area and fenced boundaries

Entrance Porch

Courtesy light.

Entrance Hall

Entrance door leading into hallway with staircase to first floor, under stairs cupboard and radiator.

Lounge

18'10" x 20'9" (5.75 x 6.35)

Two front aspect windows and one to side, electric fire, television point, staircase to first floor with understairs cupboard, coving to ceiling, carpeted flooring and two radiators.

Dining Room

15'3" x 10'4" (4.66 x 3.17)

Window to front aspect, coving to ceiling and radiator.

Breakfast Kitchen

18'5" x 10'2" (5.62 x 3.10)

Window to rear aspect, French doors to side leading out onto the garden. A range of fitted wooden wall and base units with complementary work surfaces, double drainer sink unit, electric and gas cooker points. Partially tiled walls, extractor hood, coving to ceiling and radiator.

Utility

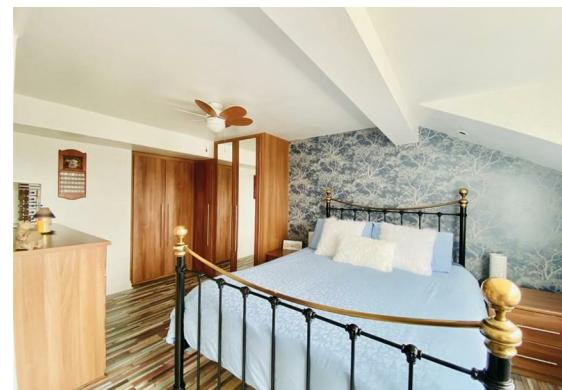
11'1" x 5'5" minimum (3.38 x 1.66 minimum)

Fitted wall units, work surfaces with space underneath for washer and dryer, door to rear aspect and door to:

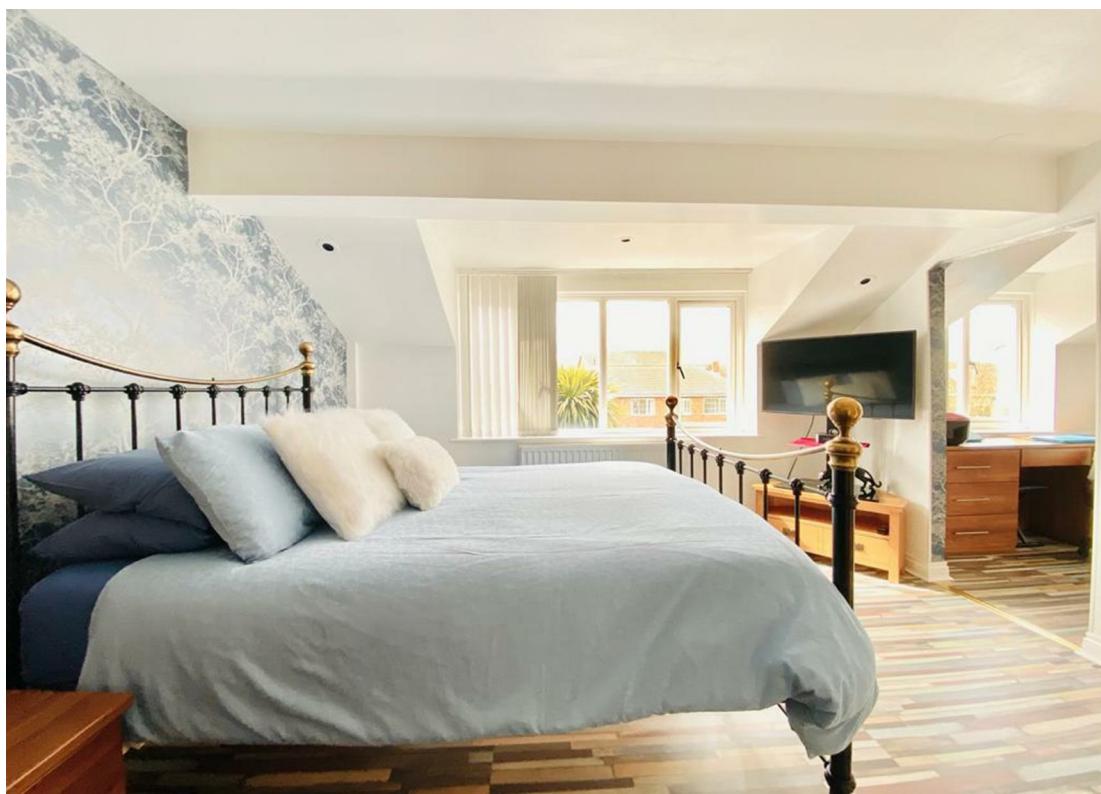




Cloakroom WC
Window to side aspect, pedestal wash hand basin, WC, partially tiled walls and radiator.



Master Bedroom
16'1" x 12'6" (4.91 x 3.83)
Accessed from staircase in the lounge, window to front aspect, built in wardrobes, telephone and television points, loft hatch, radiator.



Dressing Room
9'8" x 7'11" (2.96 x 2.43)
Window to front, built in wardrobes, laminate flooring and radiator. Door to:

En-suite
8'9" x 7'9" (2.67 x 2.38)
Velux window to rear, vanity unit housing WC and wash hand basin. Panelled bath with shower over, step in shower, composite panelled walls, laminate flooring and heated towel rail.

First Floor Landing
Accessed from main stair case, carpeted flooring, coving to ceiling, storage cupboard and doors to:

Bedroom 2
11'3" x 9'11" (3.43 x 3.03)
Window to front, built in cupboard, coving to ceiling, laminate flooring and radiator.

Bedroom 3
10'8" x 10'0" (3.27 x 3.07)
Window to front, laminate flooring and radiator.

Bedroom 4
11'1" x 9'1" (3.39 x 2.79)
Window to side, built in wardrobes, laminate flooring and radiator.

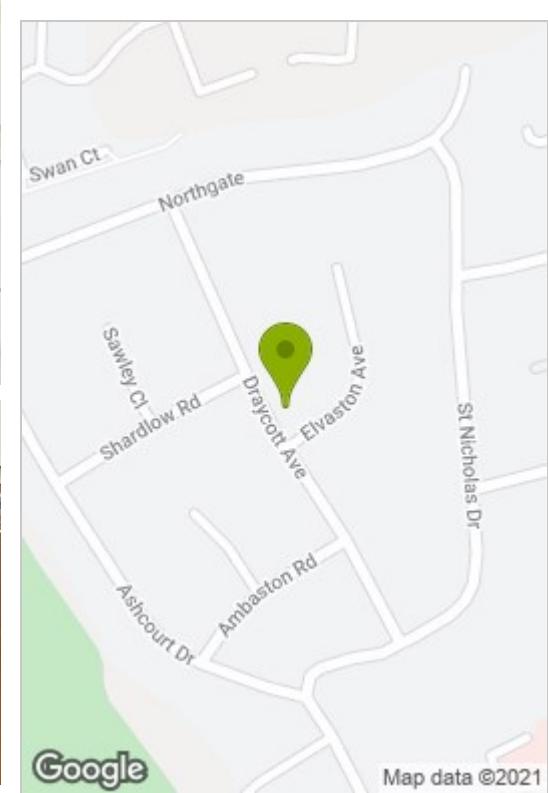


Shower Room
6'10" x 5'5" (2.09 x 1.66)
Window to rear, WC, pedestal wash hand basin, corner shower unit, composite panelled walls, extractor fan, laminate flooring and heated towel rail.

Side Garden
Laid mainly to lawn with planted borders, decking from house, hedged and fenced boundaries.

Rear Garden
Gravelled with space for bins

Garage
1 and a half size, attached, double up and over doors, power points.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 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	

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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