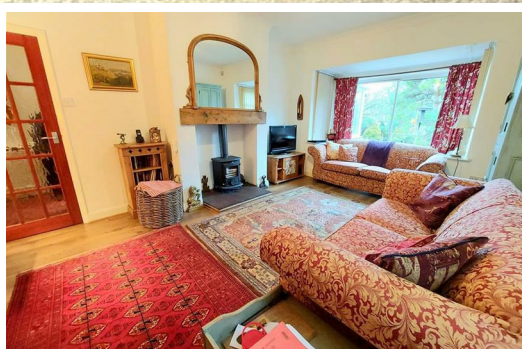




72 Eastgate, Hornsea, HU18 1LW Offers In The Region Of £375,000

Rarely available in this location is this delightful 3 bedrooomed detached bungalow. Nestled in one of Hornsea's finest residential streets, this property offers a beautiful setting with generous front and rear gardens and easy access to local amenities such as the beach, Hall Garth park and the town center.

The property offers spacious accommodation throughout and briefly comprises; an entrance hall, sitting room, breakfast kitchen, three double bedrooms, family bathroom and conservatory/garden room. To the rear of the property are delightful south facing enclosed gardens with potential for an allotment area at the rear. This must be seen to be truly appreciated. The front garden is mainly concrete with mature borders and provides further, ample parking which leads to a larger than average single garage with light/power connected and double doors.

EPC: E
Council Tax: C
Tenure: Freehold

Front Garden

Double gates with concrete driveway for ample parking, mature, neat borders surrounding the driveway.

Entrance Porch

Double sockets, Single door and multiple windows to front and sides.

Entrance Hall

Single front aspect door, stairs to first floor with under stairs cupboard, walk-in storage cupboard, two radiators and laminate flooring

Lounge

18'0" x 11'10" (5.503 x 3.623)

Rear facing patio doors leading to garden, coving to ceiling with ceiling rose. Space for log burner (current multi-fuel available by negotiation). Laminate flooring and radiator.

Breakfast Kitchen

13'6" x 12'0" (4.119 x 3.67)

Rear facing windows, door leading to conservatory/garden room. Pantry cupboard, fitted wall and base units with integrated electric oven and gas hob.

Work surfaces with partly tiled walls near the hob and extractor fan. 1 & 1/2 sink, Vinyl flooring and radiator.

Garden Room

7'9" x 14'0" (2.369 x 4.277)

Rear and side aspect windows with single door leading into the garden, fitted base units with single drainer sink, tiled flooring.

Master Bedroom

10'4" x 11'10" (3.166 x 3.622)

Front and side aspect windows, built in wardrobes, coving to ceiling with carpeted flooring and radiator.

Bedroom 2

11'9" x 10'1" (3.596 x 3.080)

Side aspect window, coving to ceiling with built in wardrobes and carpeted floor and radiator.

Bedroom 3

14'4" x 14'3" (4.374 x 4.355)

First floor bedroom. Five front, side and rear facing Velux windows. Laminate flooring and radiator, walk in wardrobe

Family Bathroom

11'6" x 6'8" (3.506 x 2.035)

Two side aspect windows, hand wash basin and W.C. Panelled bath with shower over. Envirovent extractor fan, Vinyl flooring and radiator.

Garage

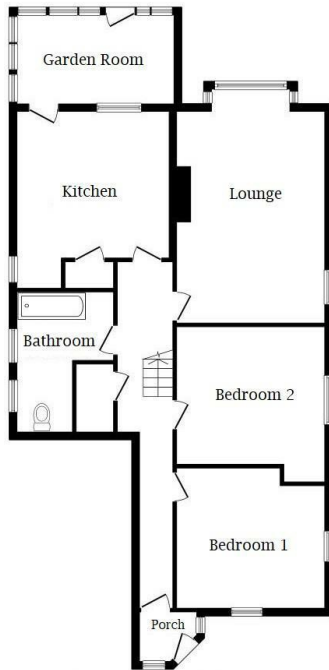
Attached garage with double doors and power points.

Rear Garden

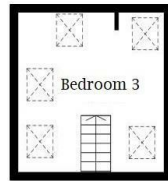
A gardeners paradise with multiple flower, tree and shrub beds, patio area, pond, multiple garden sheds, greenhouse and chicken hut. potential for an allotment area at the rear of the garden.



Ground Floor



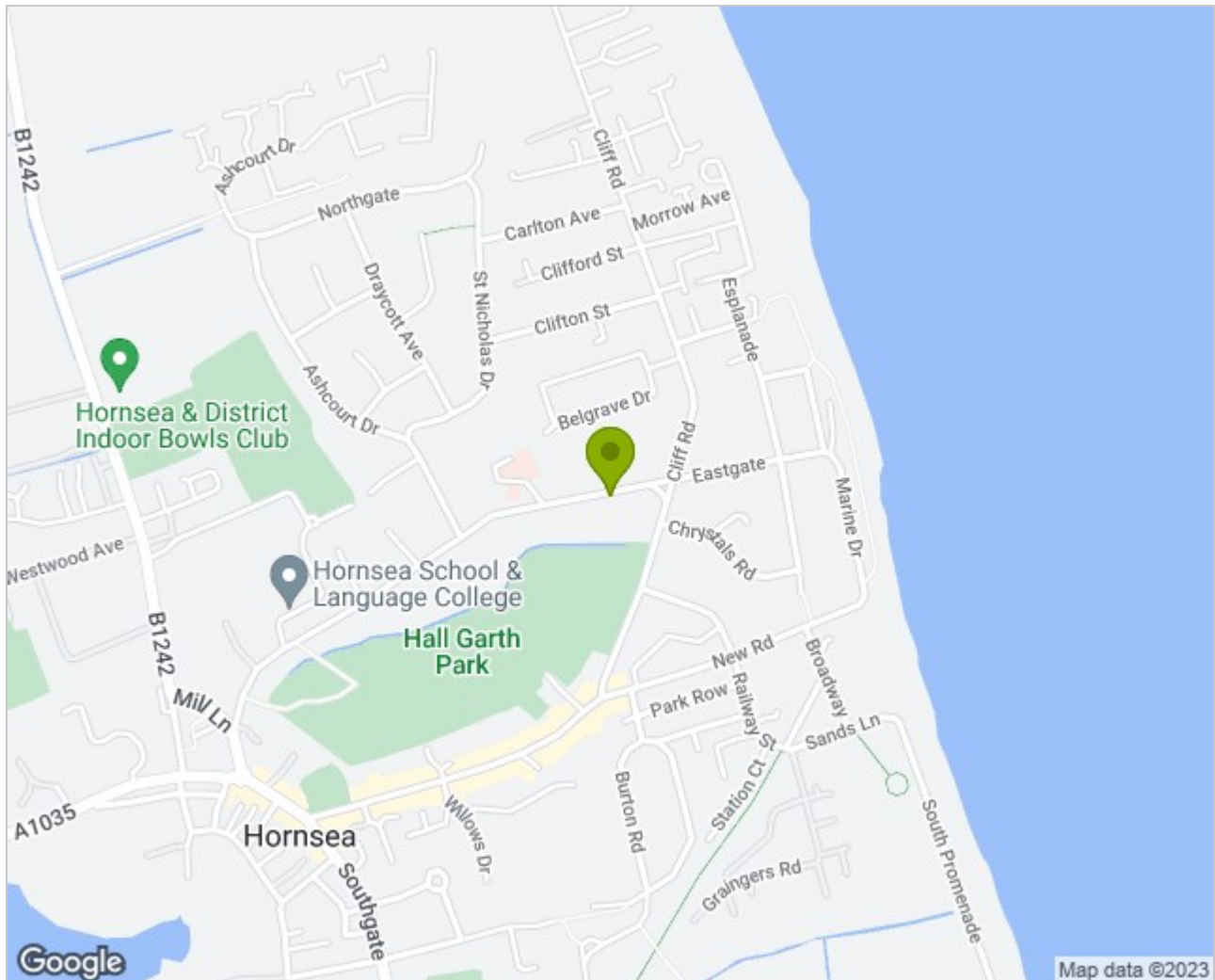
First Floor



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	

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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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