



30 Avocet Close, Hornsea, HU18 1LG

£270,000





A beautifully presented four-bedroom detached home, offering well-planned and versatile living space that's ideal for modern family life. The ground floor includes a welcoming lounge, a stylish kitchen diner, a practical utility room, and a handy downstairs W.C., along with an integral garage providing additional storage or parking.

Upstairs, there are four generously sized bedrooms, including a master with en-suite shower room, plus a contemporary family bathroom.

The rear garden features a large outbuilding currently set up as a fantastic bar/office space. With a fixed bar, log burner (not to regs), and full electrics, it provides a brilliant year-round retreat – perfect for entertaining, relaxing, or working from home. To the front, a driveway provides convenient off-street parking.

Finished with tasteful décor and a warm, homely feel throughout, this is a property ready to move straight into and enjoy.

EPC: B

Council Tax: D

Tenure: Freehold

#### Entrance Hall

Entrance door leading to staircase to first floor with laminate flooring.

#### Lounge

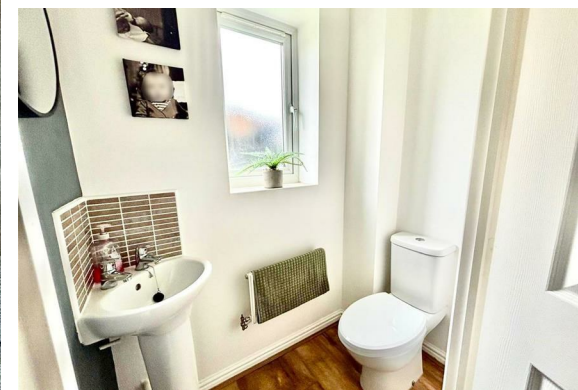
15'10" x 11'1" (4.85 x 3.38)

Window to front, feature fireplace - brick inset with wood mantle and multi-fuel burner. Part panelled walls, laminate flooring and radiator.

#### Kitchen Diner

18'5" x 10'2" (5.62 x 3.11)

Window and French doors to rear, a range of fitted wall and base units with complimentary work surfaces and single drainer with one and a half bowl sink. Gas hob and built in electric oven, built in under counter fridge freezer and dishwasher. Understairs storage cupboard, breakfast bar, part tiled walls, laminate flooring, extractor fan and radiator.







#### Utility

7'1" x 5'3" (2.18 x 1.61)

Door to side, work surfaces, space and plumbing for washing machine and tumble dryer, radiator.

#### Cloakroom (WC)

Window to rear, pedestal wash hand basin, W.C, part tiled walls, laminate flooring and radiator.

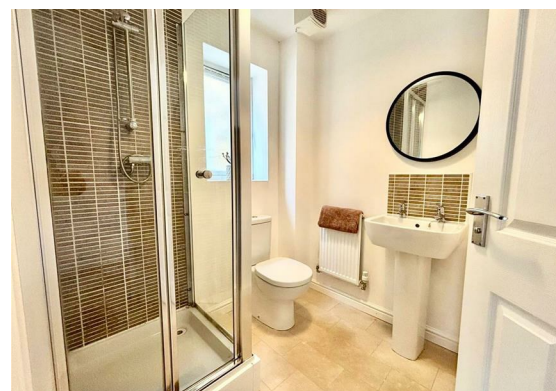
#### First Floor Landing

Cupboard and loft access.

#### Master Bedroom

13'1" x 11'1" (4 x 3.38)

Window to front, built in wardrobes and cupboard, carpet and radiator.



#### En-Suite

6'5" x 6'0" (1.97 x 1.83)

Window to side, pedestal hand wash basin, step in shower, W.C, part tiled walls, vinyl flooring, extractor fan and radiator.

#### Bedroom 2

12'3" x 9'3" (3.75 x 2.83)

Window to front, built in wardrobes, carpet and radiator.

#### Bedroom 3

9'7" x 9'3" (2.94 x 2.84)

Window to rear, carpet and radiator.

#### Bedroom 4

9'6" x 7'2" (2.92 x 2.2)

Window to rear, built in wardrobes, carpet and radiator.

#### Bathroom

6'11" x 6'3" (2.12 x 1.92)

Window to rear, pedestal hand wash basin, panelled bath, W.C, vinyl flooring, extractor fan and radiator.

#### Rear Garden

Part decked area, part gravelled and artificial lawn, fenced boundaries and planted borders.

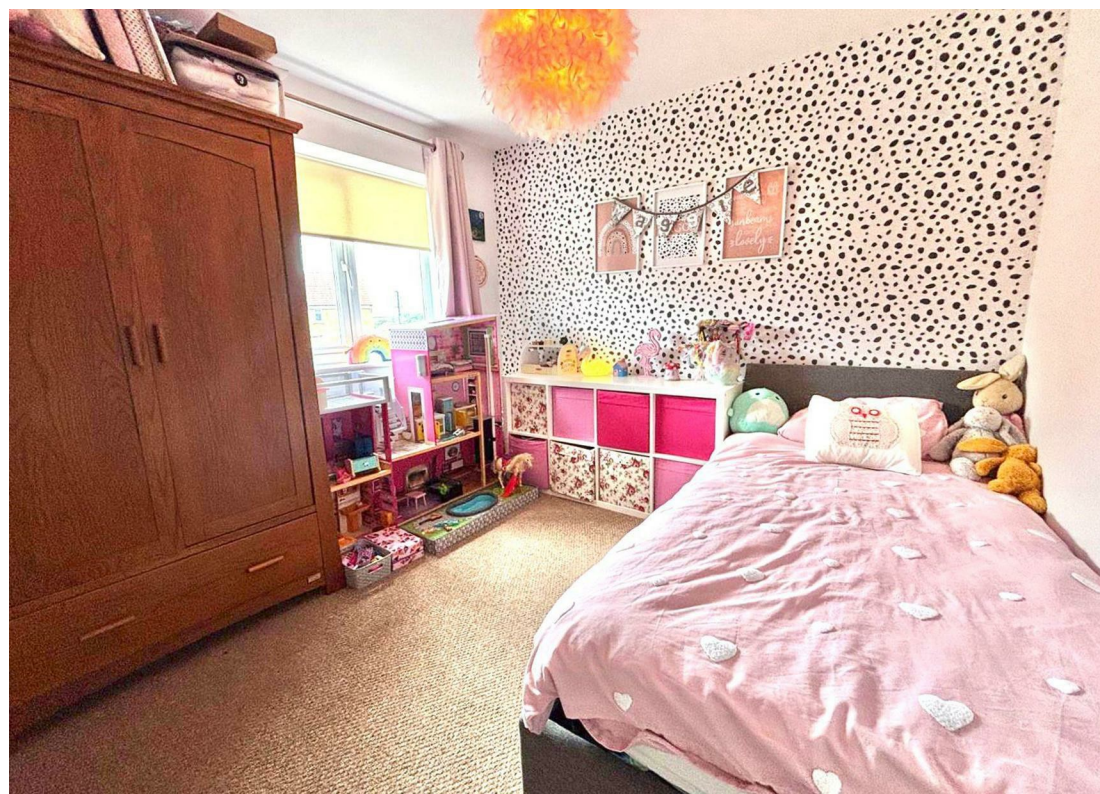
#### Garage

Integral garage with up and over door, power and light points.

#### Large Shed

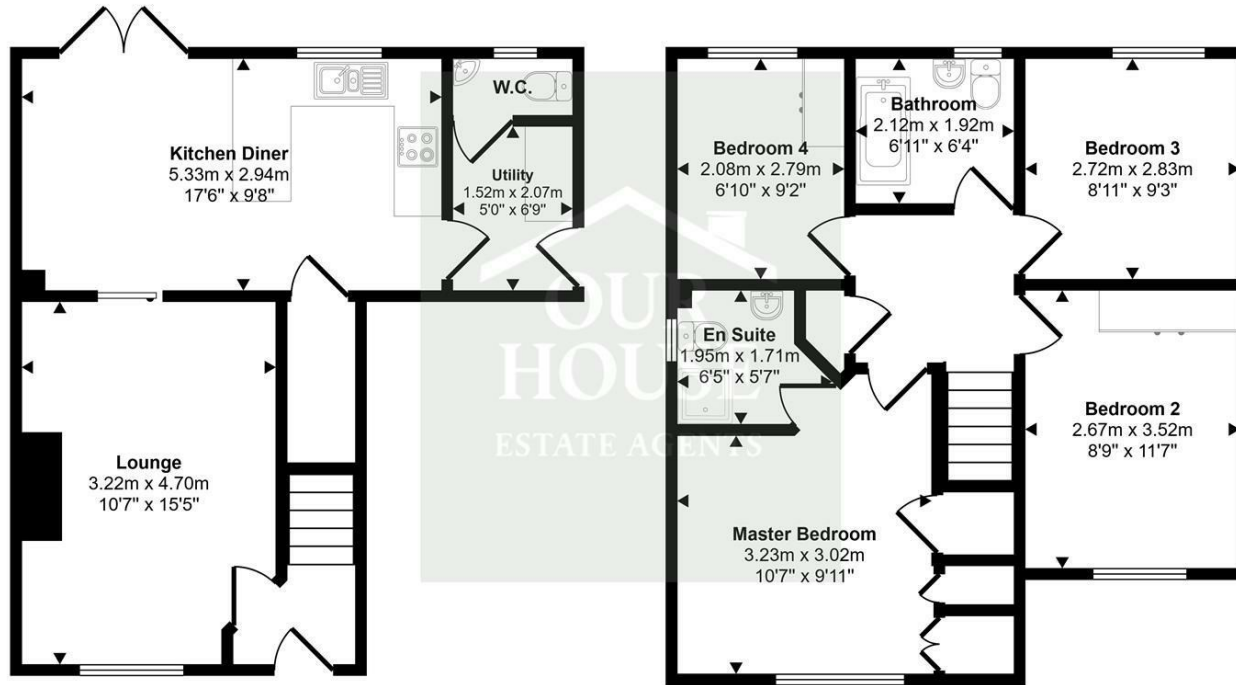
19'0" x 9'3" (5.8 x 2.83)

Window and doors to side, electrics. Currently used as bar/ office. Fixed bar, burner (not to regs) and wooden flooring.

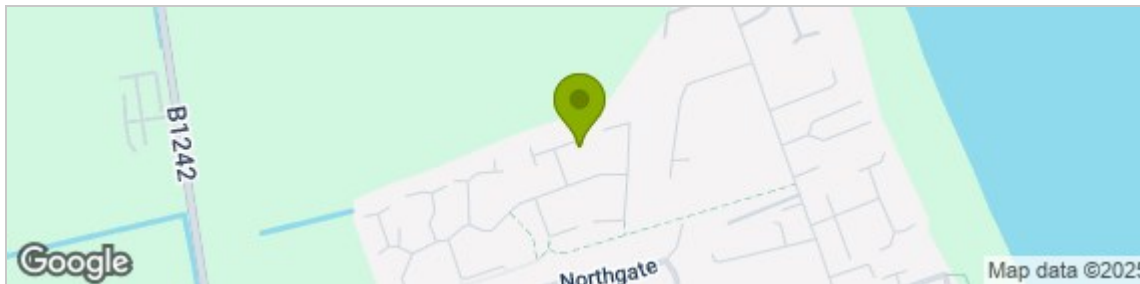




Approx Gross Internal Area  
94 sq m / 1011 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		93
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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