



**16 Cygnet Close, Hornsea, HU18 1LE**  
Offers Over £250.000



Our House are delighted to offer to the market this beautiful double fronted detached property situated in a well sought after area of Hornsea, Ashcourt Drive.

This property briefly comprises; Lounge, Kitchen, Dining Room, Utility Room, 4 bedrooms ( master bedroom with en suite), Family bathroom, Garage and Rear garden.

We expect this property to be very popular so would recommend booking a viewing, call us on 01964 532121.

EPC-C  
Council Tax-D  
Tenure-Freehold

#### Front Garden

Open plan, Mainly laid to lawn, Block paved driveway

#### Entrance Hall

Front entrance door, Stair case to first floor with spindled banister, Coving to ceiling, Radiator

#### Lounge

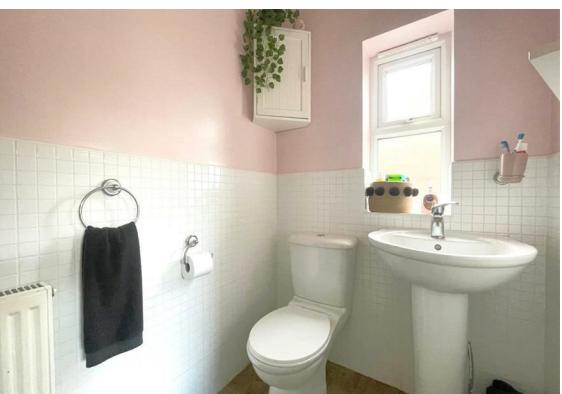
11'10" x 15'7" (3.63 x 4.75)  
Double french doors to the garden, Feature fire surround with electric fire, Coving to ceiling, Radiator

#### Dining Room

8'5" x 13'5" (2.59 x 4.11)  
Bay window to front, Coving to ceiling, Radiator

#### Kitchen

9'8" x 12'2" (2.97 x 3.73)  
Window to front and rear of the property, Fitted wall and base units, Work surfaces, 1 1/2 bowl sink unit, Built in gas hob with cooker hood over, Integrated fridge, Integrated dishwasher, Tiled splash back, Coving to ceiling, Radiator





### Utility

7'8" x 6'0" (2.34 x 1.83)  
Fitted base units with work surfaces, Tiled splash back, Sink unit, Integrated freezer, Space and plumbing for washing machine, Space for tumble dryer, Coving to ceiling, Radiator

### Cloakroom WC

WC, Wash hand basin, Part tiled splash back, Radiator

### First Floor Landing

Access to loft, Built in airing cupboard, Coving to ceiling.

### Master Bedroom

11'10" x 11'1" (3.63 x 3.38)  
Coving to ceiling, Radiator, Carpets, Door into en-suite.

### Master En-Suite

WC, Pedestal wash hand basin, Shower, Radiator

### Bedroom 2

14'7" x 10'0" (4.45 x 3.05)  
Coving to ceiling, Radiator, Carpets

### Bedroom 3

8'5" x 9'1" (2.59 x 2.79)  
Coving to ceiling, Radiator, Carpets

### Bedroom 4

7'8" x 8'5" (2.34 x 2.59)  
Radiators, Carpets

### Family Bathroom

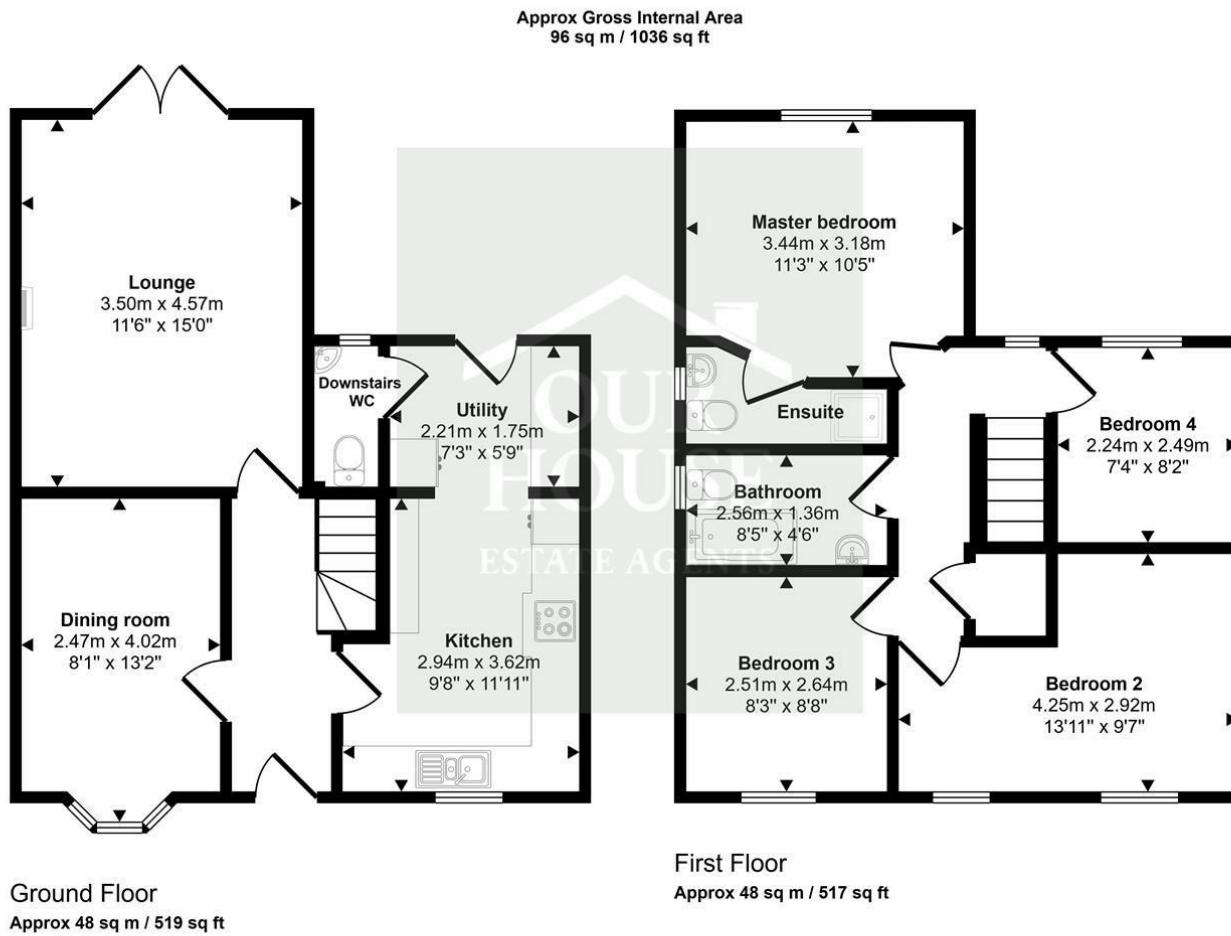
WC, Pedestal wash hand basin, Bath with hand held shower, Part tiled walls, Coving to ceiling, Radiator.

### Garage

Up & Over door, Power points, Light points.

### Rear Garden

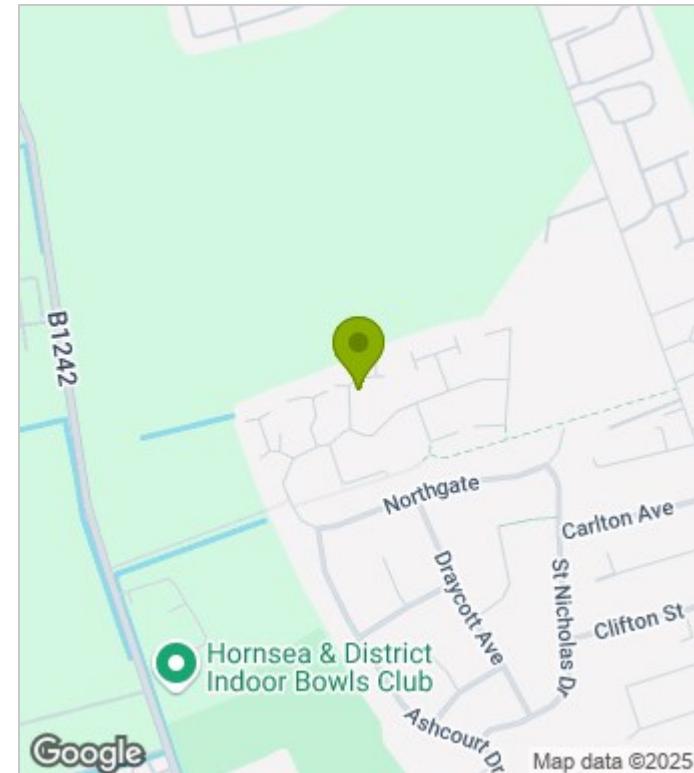
Enclosed rear garden, Mainly laid to lawn, Paved patio area, Sun terrace, Planted borders.



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.

## 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	
(81-91) B	75	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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.

## Our House Estate Agents

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