



3 Croft Close, Hornsea, HU18 1LQ

£229,950

Our House is delighted to offer to the market, this attractive three bedroom modern detached home. Situated in a quiet cul-de-sac, off the popular area of Ashcourt Drive. The floorplan briefly comprises of: entrance hall, lounge, inner hall with downstairs w.c, three bedrooms, one with en-suite and family bathroom. Outside there is tarmacked parking drive, garage, and gardens to the front and rear.

Call Our House to view now, on 01964 532121,

EPC Rating- B
Council Tax- C
Tenure - Freehold

Entrance Hall

Entrance door, radiator and vinyl flooring.

Inner Hall

Staircase to first floor, cloakroom (wc) and radiator.

Cloakroom (WC)

Pedestal wash hand basin, w.c, extractor fan, part tiled walls and vinyl flooring.

Lounge

16'2" x 10'4" (4.94 x 3.15)

Window to front, carpet and radiator.

Kitchen Diner

18'11" x 7'8" (5.77 x 2.34)

Window to rear, and french doors. Fitted wall and base units with complimentary work surfaces, single drainer and one and a half bowl sink. Gas hob and built in electric oven. Extractor fan, vinyl floor and radiator.

First Floor Landing

Window to side, loft access and cupboard.

Master Bedroom

13'10" x 9'8" (4.24 x 2.95)

Windows to front, carpet and radiator.

En-Suite

Window to front, pedestal wash hand basin, step in shower, w.c, extractor fan, part tiled walls, vinyl flooring and radiator.

Bedroom 2

11'5" x 8'8" (3.48 x 2.65)

Window to rear, carpet and radiator.

Bedroom 3

9'10" x 7'10" (3.01 x 2.4)

Window to rear, carpet and radiator.

Bathroom

8'8" x 5'7" (2.66 x 1.72)

Window to side, pedestal wash hand basin, w.c, panelled bath with mixer shower, heated towel rail, extractor fan and vinyl flooring.

Rear Garden

Laid mainly to lawn with fenced boundaries and raised planted borders, with paved patio areas with pizza oven and bbq area.

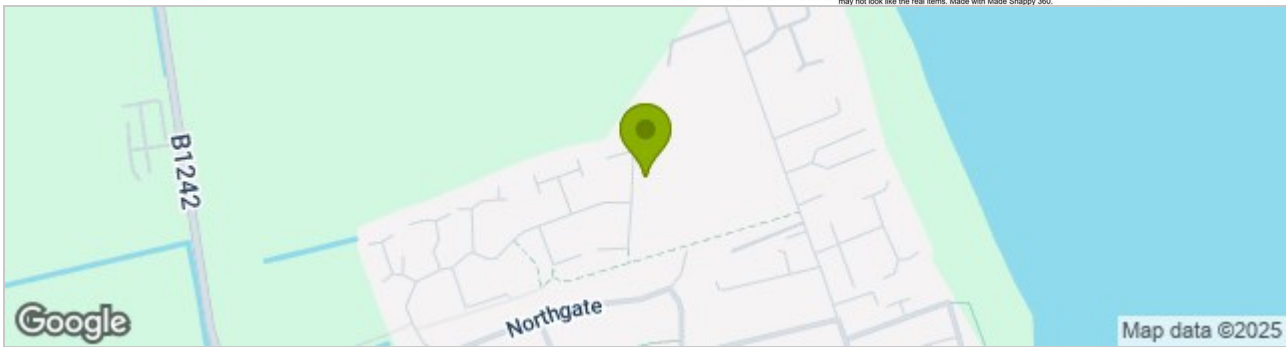
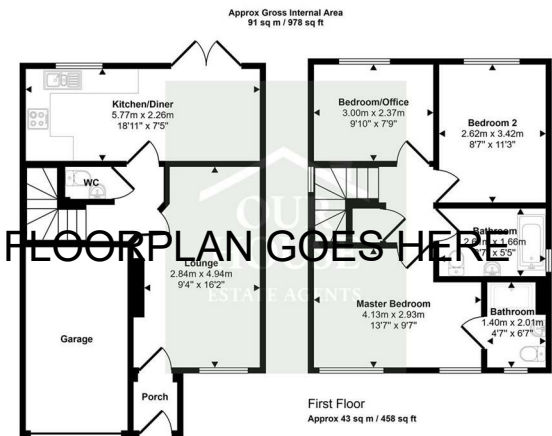
Garage

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	82	
(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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