



20 Carrington Avenue, Hornsea, HU18 1JQ

£295,000



Set on a generous end plot along Carrington Avenue, this three-bedroom dormer bungalow comes with the added benefit of a wraparound side driveway providing excellent off-road parking.

Inside, the ground floor features a welcoming lounge, separate dining room, and a spacious kitchen diner leading into a bright conservatory with views over the garden. There is also a good-sized bedroom, family bathroom, and a separate W.C. Upstairs offers a further double bedroom as well as an additional room currently used as a dressing room.

The rear garden is a real highlight — much larger than expected and thoughtfully laid out with mature trees and shrubs throughout. A long central pathway leads through the lawn to a paved seating area, greenhouse, and two sheds, creating a wonderful outdoor space for relaxing, entertaining, or enjoying hobbies.

A homely property with flexible accommodation and a fantastic garden, offering plenty of space both inside and out.

EPC: D
Council Tax: C
Tenure: Freehold

Front Garden

Generous front garden with parking five or six.

Entrance Hall

Carpeted entrance hall with front door and radiator.

Lounge

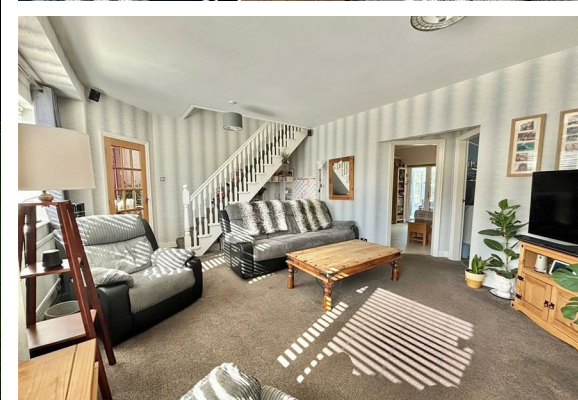
19'3" x 14'0" (5.89 x 4.27)

Carpeted lounge with two front facing windows, Two radiators and a staircase leading to the first floor.

Dining Room/ Snug

11'8" x 11'8" (3.57 x 3.58)

This dining room offers a front facing window, a wood surround fireplace with tiled slate hearth and open coal, Covng to ceiling, Radiator and finished with carpet.





Kitchen Diner

23'9" x 12'6" (7.25 x 3.82)

A beautiful kitchen diner featuring side and rear-facing windows, side access door, and French doors leading to the conservatory. Fitted with a range of wall and base units, work surfaces, and a one-and-a-half bowl ceramic sink with drainer. Appliances include a gas hob with extractor, built-in electric oven, integrated microwave, and fridge freezer. Additional features include a breakfast bar, partly tiled walls, coving to the ceiling, radiator, and vinyl flooring.



Conservatory

Conservatory includes windows facing the side and rear garden.

First Floor Landing

Carpeted with rear facing dormer window, Radiator and storage to eaves.

Master Bedroom

13'4" x 11'1" (4.08 x 3.39)

Includes a dormer window facing the front of the property, Storage to eaves, Radiator and vinyl floor.

Bedroom 2 (Ground Floor)

12'5" x 6'11" (3.81 x 2.13)

Carpeted bedroom with a window facing the rear of the property, Coving to ceiling and ceiling rose, Picture rail, Radiator and cupboard housing boiler.

Bedroom 3

11'7" x 7'1" (3.54 x 2.17)

Includes a front facing window, Sloping ceiling, Radiator and storage to eaves.

Bathroom

6'5" x 5'0" (1.97 x 1.54)

Bathroom with side-facing window, pedestal wash basin, panelled bath with shower over, partly tiled walls, radiator, vinyl flooring, and separate WC.

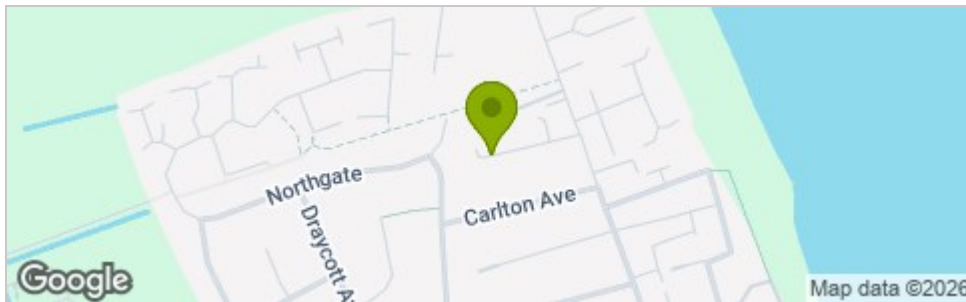
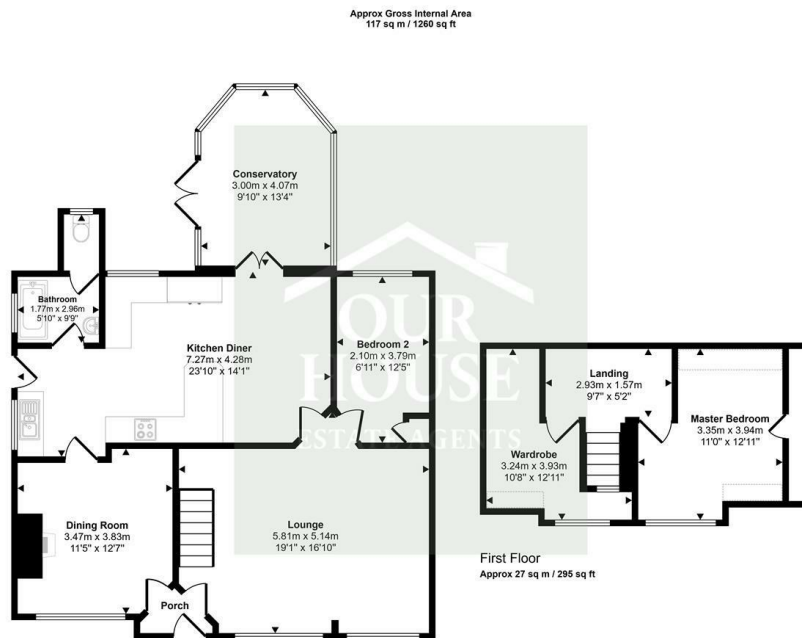
Seperate WC

This seperate WC comes off of the bathroom. It features a window to the rear, Radiator, Partly tiled walls and vinyl floor.

Rear Garden

This generous sized rear garden features two garden sheds, a greenhouse and a summer house.





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

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	

Our House Estate Agents

20 Newbegin Hornsea, East Yorkshire, HU18 1AL

T. 01964 532121 | E. office@ourhouseestateagents.co.uk