



28 Rolston Road, Hornsea, HU18 1UH

£395.000





Spacious Four-Bedroom Bungalow on Generous Corner Plot

This larger-than-average detached bungalow offers an exceptional opportunity to acquire a spacious and versatile family home, ideally positioned on a generous corner plot with well maintained wrap-around gardens.

Externally, the property boasts ample off-road parking, a tandem garage, and a wealth of outdoor space ideal for gardening enthusiasts, entertaining, or simply enjoying the sun.

Inside, the accommodation is equally impressive. The heart of the home is a well-appointed breakfast kitchen, complete with a walk-in pantry. The ground floor also features a spacious lounge, a separate dining room, and two double bedrooms, both benefitting from their own en-suite bathrooms—perfect for multi-generational living or guests.

To the first floor, you'll find two further double bedrooms and a family bathroom, offering plenty of space for a growing family or home office options.

Early viewing is highly recommended to fully appreciate the space, setting, and potential of this unique home.

- EPC - D
- Council Tax - C
- Tenure - Freehold

**Front Garden**  
Offers a gravelled driveway with parking for seven and an outside tap.

**Entrance Porch**  
Features French doors, a utility room, and a WC.

**Entrance Hall**  
Entrance hall with welcoming entrance door.

**Cloakroom (WC)**  
Situated at the front porch features a front window and high flush WC.

**Lounge**  
17'10" x 14'2" (5.45 x 4.32)  
A spacious lounge featuring a multi-fuel fireplace, two side-facing windows and a rear-facing window for ample natural light. Additional details include coving to the ceiling, two ceiling roses, a decorative plate rail, laminate flooring, and a central heating radiator.

**Dining Room**  
13'1" x 10'4" (4.01 x 3.16)  
A bright dining room featuring a rear-facing window and French doors opening to the garden. Finished with ceiling coving, two radiators, and laminate flooring.

**W.C**  
A convenient ground floor W.C. with a front-facing window, laminate flooring, partly tiled walls, a toilet, and a wash basin.

**Breakfast Kitchen**  
19'8" x 12'0" (6 x 3.68)  
A well-appointed breakfast kitchen featuring windows to the front and side, along with French doors leading to the garden. Fitted with a range of wall and base units, complementary work surfaces, and a single drainer one-and-a-half bowl composite sink. Includes a gas cooker point with space for a range-style oven, extractor fan, and plumbing for a dishwasher. Additional highlights include tiled flooring, partly tiled walls, ceiling coving, two radiators, a breakfast bar, and ample space for an American-style fridge freezer.

**Utility**  
8'2" x 3'3" (2.49 x 1)  
A practical utility room with a front-facing window, fitted work surfaces, plumbing for a washing machine, and space for a tumble dryer.

**Pantry**  
6'3" x 4'11" (1.91 x 1.5)  
Pantry featuring a side-facing window, built-in shelving, and tiled flooring.

**First Floor Landing**  
Front velux windows, Radiator, Spindle staircase, Storage area and coving,

**Master Bedroom**  
12'11" x 12'0" (3.94 x 3.66)  
Master bedroom including front and side-facing windows, ceiling coving, a central heating radiator, and laminate flooring.

**En-Suite**  
8'8" x 7'10" (2.65 x 2.4)  
Featuring two front-facing windows, a W.C., hand wash basin, panelled bath, and a step-in shower. Finished with tiled walls, laminate tiled flooring, an extractor fan, and a radiator

**Bedroom 2**  
14'5" x 14'0" (4.41 x 4.27)  
A comfortable bedroom with a rear-facing window, ceiling coving, carpeted flooring, and a radiator. Includes a walk-in wardrobe with built-in shelving for ample storage.

**En-Suite**  
An en suite featuring a stained side window, laminate tiled flooring, a shower, radiator, W.C., pedestal hand wash basin, and an extractor fan.

**Bedroom 3**  
11'6" x 9'2" (3.51 x 2.8)  
Carpeted bedroom including a dormer window facing the side of the property, Built in wardrobes and radiator.

**Bedroom 4**  
13'11" x 13'8" (4.25 x 4.19)  
Carpeted bedroom with a Side dormer window, Radiator and storage eves.

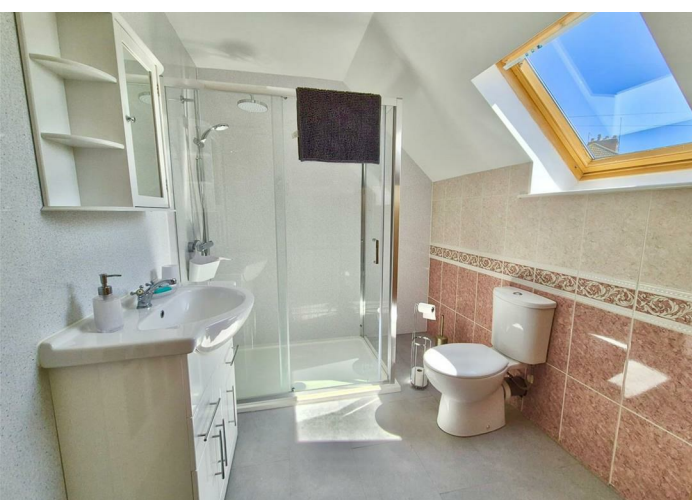
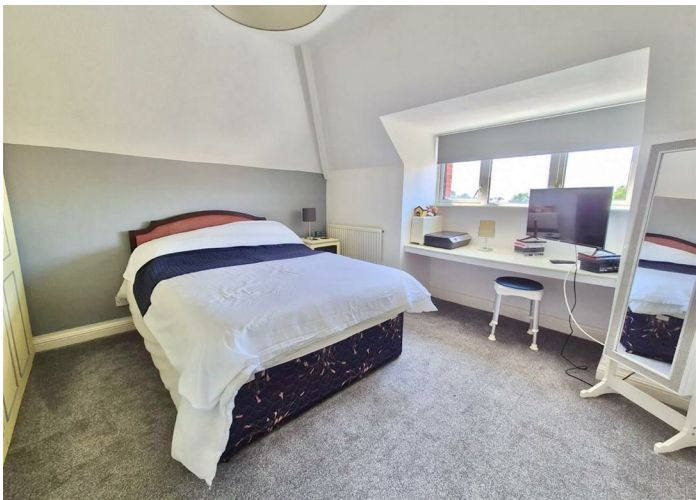
**Bathroom**  
10'3" x 6'8" (3.13 x 2.05)  
A bathroom with a rear Velux window, W.C., hand wash basin with under-storage, step-in shower, extractor fan, radiator, laminate tiled flooring, and loft access.

**Tandem Garage**  
27'11" x 11'5" (8.51 x 3.5)  
A detached tandem garage featuring barn-style doors, side and rear windows, and equipped with light and power points.

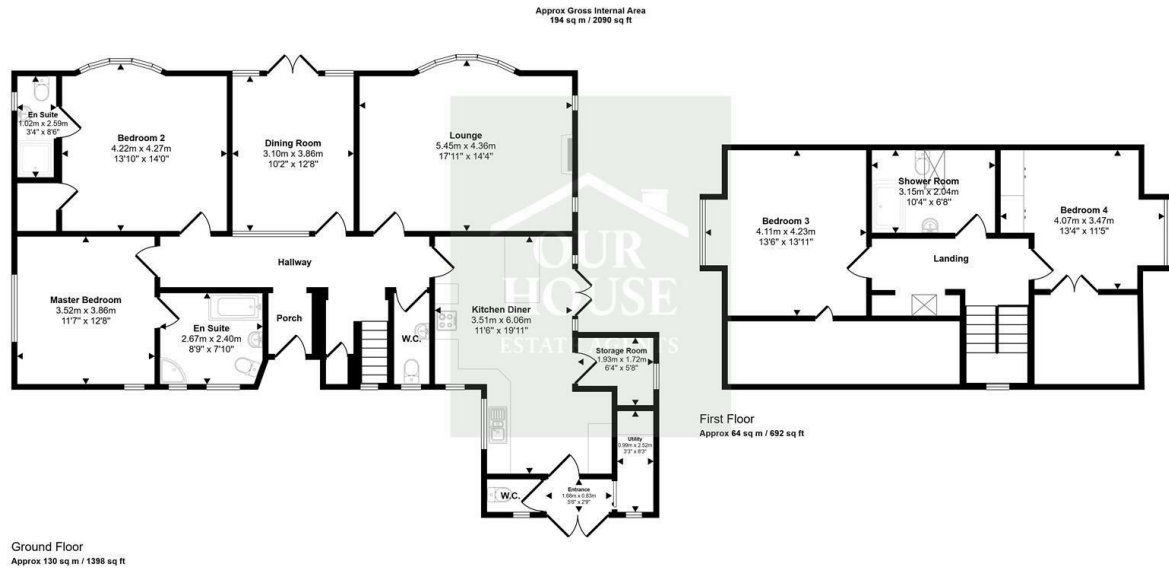
**Rear Garden**  
Mainly laid to lawn, fenced boundaries, planted borders, decked area, paved seating area.











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 representative only and may not look like the real items. Made with Made Snaggy 360.

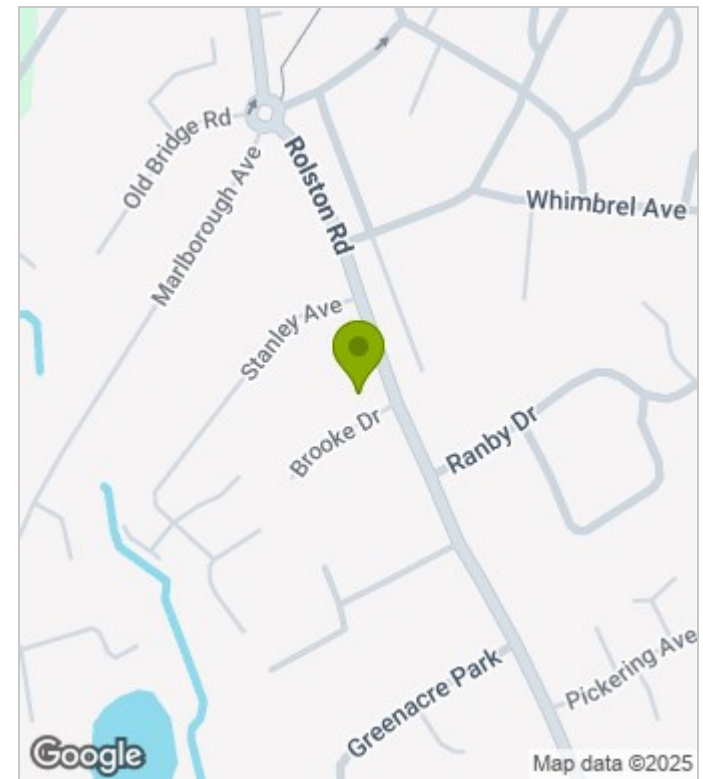
## Viewing

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.

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## Our House Estate Agents

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	