



1 Sawley Close, Hornsea, HU18 1EZ

£310.000



Our House is pleased to present this fabulous family home with ample space throughout, four double bedrooms and situated on a generous corner plot. Located in one of Hornsea's most sought after areas, this is one not to be missed!

The property briefly comprises; Entrance hall, lounge, ground floor cloakroom, kitchen diner, utility room, two ground floor bedrooms, two first floor bedrooms and family bathroom. To the rear you will find plenty of space including a workroom/summer house equipped with insulation and electrics. The property also benefits from a double garage and parking for multiple vehicles on the driveway.

Call Our House now on 01964 532121 for more information.

EPC - Awaited
Tenure - Freehold
Council Tax - D

Front Garden

Parking for 3 cars, Lawn at the front, Fenced, Brick set driveway

Entrance Hall

Entrance door, Window to front, staircase to first floor, under stairs cupboard, radiator, spindle banister and laminate flooring

Cloakroom (W/C)

Window to front, W/C, wash hand basin, Partly tiled walls, Radiator, Laminate flooring

Lounge

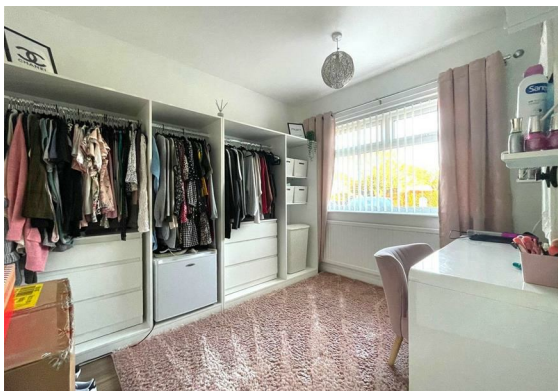
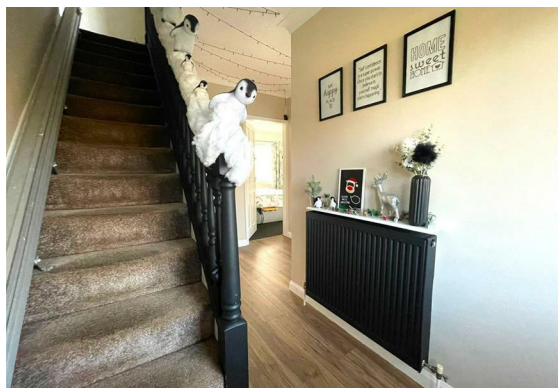
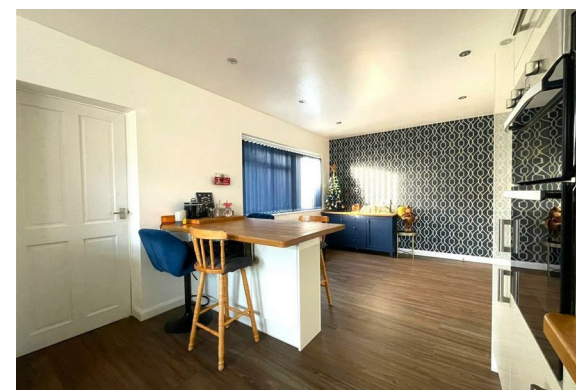
16'10" x 12'1" (5.14 x 3.69)

Windows to front and side, Carpeted throughout, radiator

Kitchen/Diner

23'1" x 10'9" (7.05 x 3.28)

Windows to side and rear, Fitted wall and base units, Wooden work surfaces, Single Drainer, 1/2 bowl sink, Built in electric hob and oven, Extractor fan, Radiator, Laminate Flooring, Space for dishwasher, Breakfast bar





Utility

12'1" x 6'6" (3.7 x 1.99)

Window to side , Doors to large garden, Fitted wall and base units, Wooden work surfaces, Space for washing machine and tumble dryer, Radiator, Laminate flooring

First Floor Landing

Built in storage and storage to eaves

Bedroom One (First Floor)

14'5" x 12'5" (4.41 x 3.79)

Window to front, Built in wardrobes, Radiator, Storage to eaves, Carpets

Bedroom Two (First Floor)

14'6" x 10'6" (4.44 x 3.21)

Window to front, Built in wardrobes, Dressing Table, Radiator , Storage to eaves, Carpets

Bedroom Three (Ground Floor)

11'7" x 10'11" (3.55 x 3.35)

Window to rear, Built in wardrobes, coving to ceiling, Radiator , Carpets. Airconditioning unit with heating and cooling.

Bedroom Four (Ground Floor)

9'10" x 8'3" (3.02 x 2.53)

Currently used as dressing room , radiator, Laminate flooring

Bathroom

8'11" x 6'1" (2.72 x 1.86)

Window to front, W/C, Pedestal wash hand basin , panelled bath (jacuzzi) , step in shower , radiator, Loft access, vinyl floor

Rear Garden

Enclosed- Area currently for hot tub , raised pond

Double Garage

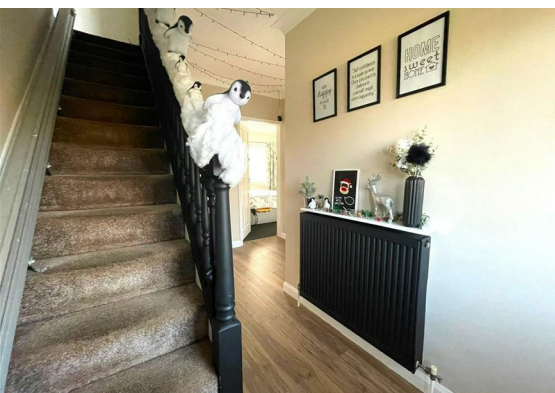
18'1" x 16'0" (5.53 x 4.88)

Garage attached to property, Up & Over Door, Power points, Window to side, Useful range of work tops and storage, Pedestrian door to rear.

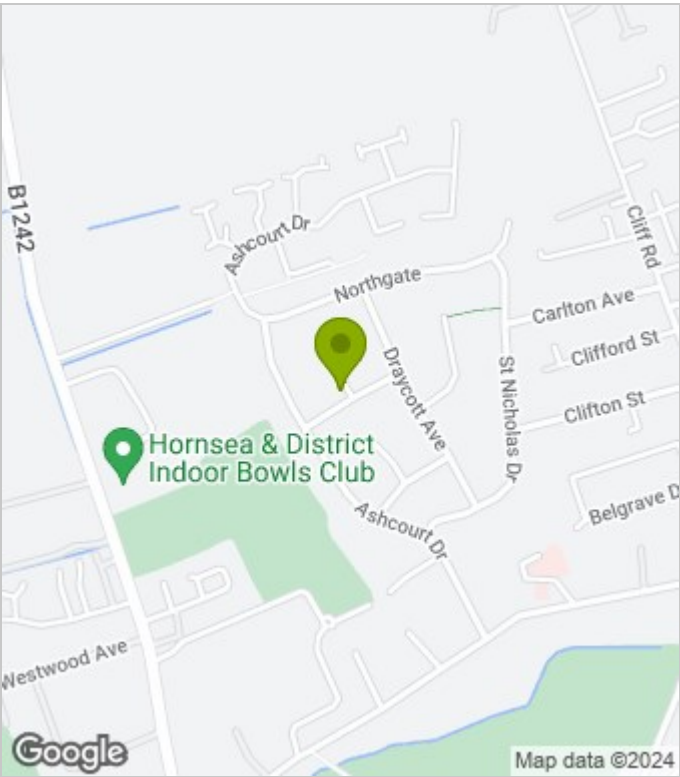
Work Room/ Summer House

15'2" x 9'2" (4.64 x 2.8)

Insulated, Window and door to side, vinyl floor, Electrics. Airconditioning or heating and cooling.



Awaiting Floorplan



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

Our House Estate Agents
20 Newbegin Hornsea, East Yorkshire, HU18 1AL
T. 01964 532121 | E. office@ourhouseestateagents.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	70	
(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 	