



Rosemary Cottage Newbegin, Hornsea, HU18 1QP

£215,000



**\*\*CHAIN FREE\*\***

Charming 3-Bedroom Cottage in a Quiet but Central Spot

Tucked away in a peaceful setting just moments from the heart of town, this lovely three-bedroom cottage offers the best of both worlds – a quiet, hidden location with everything you need close by.

The property has a cosy, welcoming feel, with nicely sized rooms and plenty of character throughout. Outside, there's a secluded west-facing garden that catches the afternoon and evening sun – perfect for unwinding or entertaining.

There's also potential space to park a small car, which is a real bonus in such a central area.

A great opportunity to enjoy a charming home in a surprisingly tucked-away spot, right in the middle of it all.



EPC - D  
Council Tax - B  
Tenure - Freehold

### Entrance

Entrance door. Carpet, open arch leading to living room and dining room. With under stairs cupboard.

### Lounge

12'2" x 12'0" (3.71 x 3.68)  
Window to the rear. Fireplace, and radiator. Entrance and open arch to dining room. Carpeted.

### Dining Room

12'2" x 12'2" (3.71 x 3.71)  
Window to the rear. Fireplace and radiator. Built in storage to the side of the fireplace, staircase to the 1st floor.





### **Kitchen**

11'11" x 10'0" (3.65 x 3.05 )

Window to the rear, doors to the rear. Fitted wall and base units, with single drainer sink. gas cooker point, with part tiled walls, extractor fan, space and plumb for washing machine. Laminated flooring.

### **First Floor Landing**

Carpeted with windows to the front and rear and radiator.



### **Master Bedroom**

12'1" x 10'8" (3.7 x 3.27)

Windows to the front and rear. Carpeted with built in wardrobes.

### **Bedroom 2**

9'3" x 7'6" (2.83 x 2.31 )

Windows to the rear. Carpeted with built in Wardrobes, radiator.

### **Bedroom 3**

11'10" x 6'6" (3.62 x 2)

Window to rear of property, built in wardrobes, radiator, carpeted.



### **Wet room**

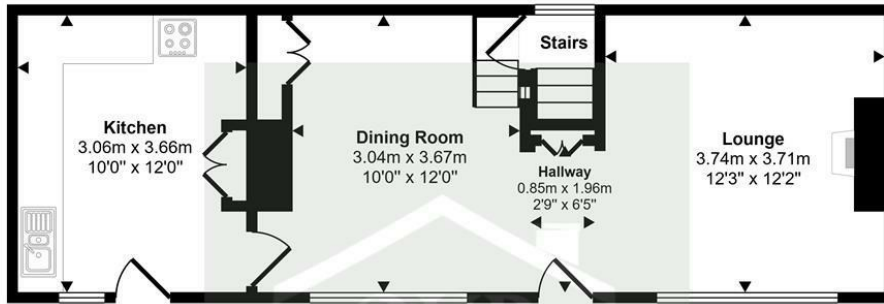
Window to the front. Fitted with a W.C, Pedestal wash hand basin, and shower. Tiled walls with built in storage and extractor fan.

### **Rear Garden**

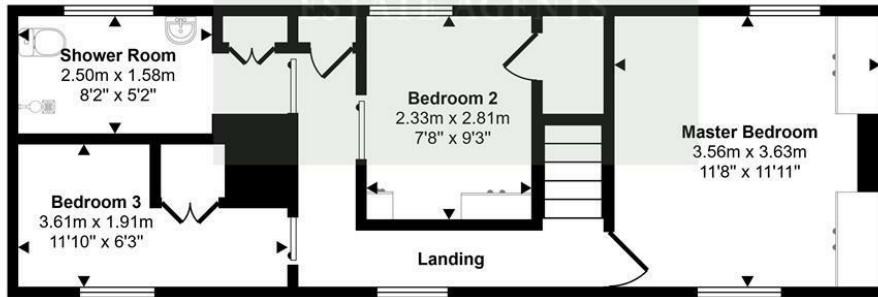
Laid mainly to to lawn. Wall and fenced boundaries, with Access for vehicles over Witty's passage. Planted borders, including 2X garden shed one with electrics and work bench.



Approx Gross Internal Area  
85 sq m / 914 sq ft

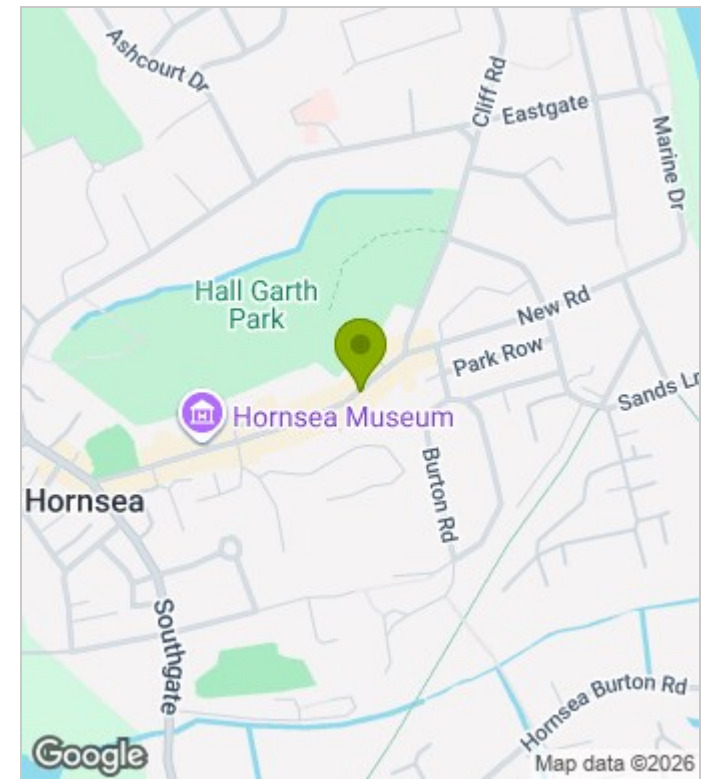


Ground Floor  
Approx 43 sq m / 462 sq ft



First Floor  
Approx 42 sq m / 453 sq ft

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	60	
(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	

## 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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