



11 Farrants Way, Hornsea, HU18 1DG

£435,000



**** CHAIN FREE!! ****

A beautifully presented, executive detached home offering spacious and versatile accommodation across three floors.

This impressive five-bedroom property is ideal for growing families, offering over three storeys of well-appointed living space. The ground floor features a welcoming lounge, separate living room, dining room, a modern kitchen, and a useful utility room — perfect for everyday convenience.

Upstairs, the generous master suite includes its own dressing room and en-suite, while four further double bedrooms are split across the first and second floors, served by a family bathroom and an additional shower room.

Outside, the home benefits from a detached double garage and private driveway, providing ample parking.

An exceptional property with flexible living space, ideal for those seeking style, comfort, and room to grow.

EPC: B
Council Tax: F
Tenure: Freehold

Front Garden

This beautiful front garden offers a driveway with parking for multiple vehicles, a lawn with shrubs and a brick paved area.

Entrance Hall

The entrance hall features window to front and entrance door, with a staircase leading to the first floor with spindle banister, laminate flooring and radiator.

Cloakroom (WC)

The downstairs WC includes a toilet and hand wash basin, complemented by partly tiled walls and a tiled floor. Additional features include an extractor fan for ventilation and a radiator.

Front Room

10'2" x 10'0" (3.1 x 3.07)
The lounge features a front-facing window that provides natural light, a sleek laminate floor, and a radiator.

Rear Sitting Room

13'7" x 11'10" (4.15 x 3.63)
Bright rear sitting room featuring side and rear-facing windows, French doors opening onto the garden, laminate flooring, and two radiators for added comfort.

Dining Room

11'3" x 9'9" (3.45 x 2.99)
Dining room with a front-facing window, laminate flooring, and a radiator

Kitchen

11'0" x 9'10" (3.36 x 3)
Well-equipped kitchen featuring a rear-facing window, a range of fitted wall and base units with work surfaces, a stainless steel single drainer sink, gas hob, and built-in electric double oven. Additional features include a built-in fridge freezer and dishwasher, tiled flooring, extractor fan, and a radiator.

Utility

7'6" x 6'3" (2.3 x 1.93)
Utility room with doors leading to the garden, fitted wall and base units, work surfaces, and tiled flooring. Includes a radiator, space and plumbing for a washing machine and tumble dryer, and a square open arch connecting to the kitchen.

First Floor Landing

Carpeted with front facing window and radiator.

Second Floor Landing

Carpeted with large cupboard and spindle banister.





Master Bedroom

14'9" x 10'2" (4.5 x 3.1)

Spacious master bedroom with a front-facing window, carpeted flooring, radiator, and a square archway leading to the dressing room.

En-Suite

7'6" x 6'8" (2.29 x 2.05)

En suite featuring a rear-facing window, W.C, pedestal hand wash basin, and a step-in shower. Finished with tiled flooring, partly tiled walls, an extractor fan, and a shaver point.

Dressing Room

7'5" x 6'5" (2.28 x 1.96)

Includes a rear-facing window overlooking the garden and a fitted radiator.

Bedroom 2

18'3" x 13'2" (5.57 x 4.02)

Bright bedroom featuring a front-facing dormer window and rear Velux window, with laminate flooring, loft access, and a radiator for added comfort.

Bedroom 3

13'1" x 11'5" (4.01 x 3.5)

Comfortable bedroom with a front-facing window, carpeted flooring, and a radiator

Bedroom 4

18'2" x 10'3" (5.55 x 3.13)

Well-lit bedroom featuring a front-facing dormer window and a rear Velux window, with laminate flooring and two radiators.

Shower Room

6'6" x 5'10" (2 x 1.78)

Modern shower room fitted with a W.C., pedestal hand wash basin, and shower enclosure. Finished with a tiled floor, partly tiled walls, radiator, and extractor fan for ventilation.

Bedroom 5

10'9" x 9'4" (3.29 x 2.86)

Includes a rear window - overlooking the garden and is carpeted with a radiator.

Bathroom

8'5" x 7'5" (2.57 x 2.28)

Bathroom featuring a rear-facing window, W.C, pedestal hand wash basin, and panelled bath. Finished with tiled flooring, partly tiled walls, a radiator, and an extractor fan.

Rear Garden

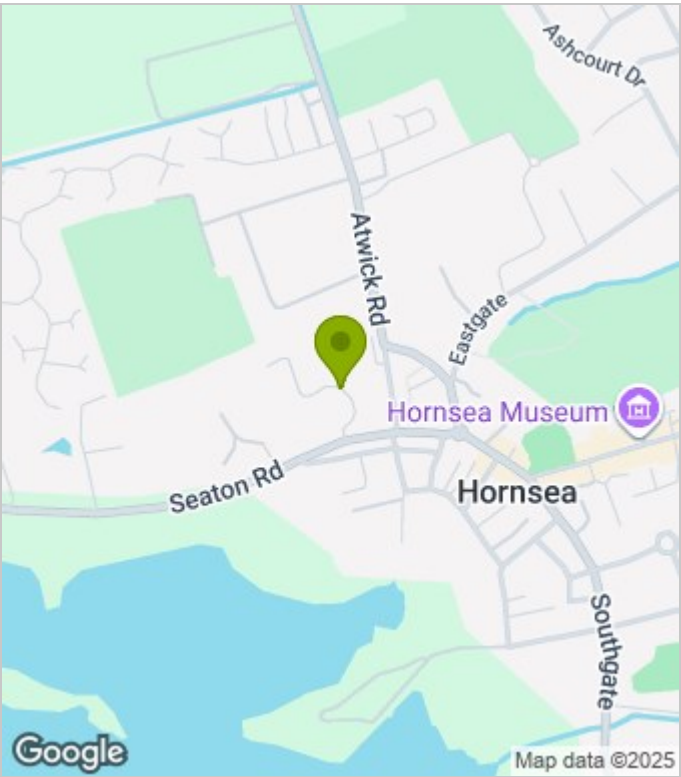
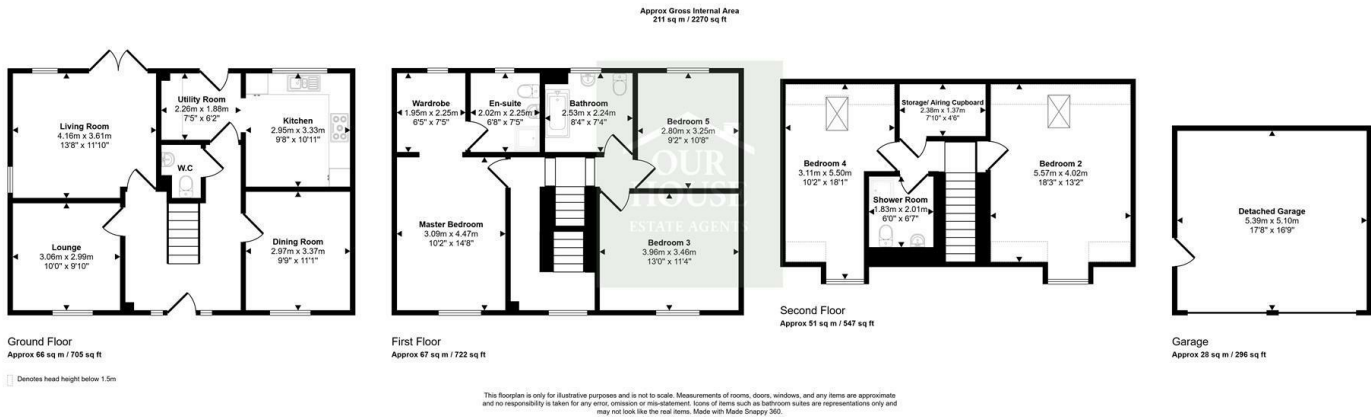
Rear garden predominantly laid to lawn, with a paved patio area and enclosed by fenced boundaries.

Double Garage

17'7" x 17'1" (5.38 x 5.22)

Detached double garage featuring two up-and-over doors, multiple light and power points, and a personnel door providing direct access to the garden.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	84
(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	

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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