



16 Shardlow Road, Hornsea, HU18 1EY

£415,000



NOT TO BE MISSED!! **

This executive, detached family home stands grandly in a great position in Hornsea. The property is impressive throughout from an inviting frontage to the extensive living space on the ground floor, the four bedrooms (two with en suite) on the first floor and on to the beautiful, south facing rear garden. Viewing this property is a must!

Space is available in abundance in this house, the large entrance hall invites you into the property with downstairs W.C leading off, to the right there is a good size lounge that flows through to the dining room and onto the garden room beyond that has French doors out to the rear garden. The heart of this home is an impressive kitchen finished to the highest standard and featuring an island in the middle, a generous utility and store cupboard complete the ground floor.

To the first floor there is a central landing that wraps around the staircase with 4 double bedrooms leading off and a family bathroom.

The rear of the property is equally as impressive as the interior, there is a beautiful, mature, south-facing garden with block paved seating areas to enjoy the sun all day long.

Call Our House to book your viewing now! 01964 532121

EPC - D

Council Tax - E

Tenure - Freehold

Front Garden

Block paved driveway leading to garage and entrance door, grassed area with mature planting, walled and hedged boundaries.

Entrance Hall

Through the entrance door there is a large and inviting hallway, staircase with spindle banister leading to the first floor, radiator, carpeted.

W.C

4'2" x 5'8" (1.29 x 1.75)

Window to front of property, W.C and hand wash basin in vanity unit, part tiled walls, radiator

Lounge

12'8" x 17'7" (3.88 x 5.36)

Window to front of property, coving to ceiling, door leading to dining room, fireplace with wooden surround, radiator and carpeted.

Dining Room

9'9" x 12'0" (2.98 x 3.67)

Open to Garden Room, coving to ceiling, radiator, carpeted.





Garage Room

10'10" x 15'1" (3.31 x 4.60)

French doors leading to garden, windows to rear and side of property, open to dining room, coving to ceiling, radiator, carpeted.

Kitchen

16'0" x 11'6" (4.90 x 3.53)

An impressive kitchen finished to the highest standard. Window looking out to the rear garden, fitted wall and base units to all sides, large island with breakfast bar to one side, work surfaces, integrated double oven, integrated induction hob, one and a half bowl sink, space and plumbing for dishwasher, LVT flooring.

Utility

7'9" x 11'8" (2.37 x 3.57)

Window to side of property and door to rear garden, fitted wall and base units, work surfaces, bowl sink and drainer, space for American style fridge freezer, space for washing machine and dryer, radiator, door leading to store/pantry, LVT flooring.

First Floor Landing

Spindle banister, coving to ceiling, carpeted.

Master Bedroom

12'10" x 13'0" (3.93 x 3.97)

Window to front of property, fitted wardrobes and dressing table, coving to ceiling, radiator, carpeted.

En-Suite

7'4" x 3'3", 95'1" (2.24 x 1.29)

Window to side of property, W.C and hand wash basin in vanity unit, step in shower, heated towel rail, tiled walls.

Bedroom 2

12'9" x 11'8" (3.91 x 3.56)

Window to rear of property, fitted wardrobes, coving to ceiling, radiator, carpeted.

En-Suite

pedestal hand wash basin, step in shower, tiled walls.

Bedroom 3

8'5" x 15'10" (2.59 x 4.85)

Windows to side and rear of property, fitted wardrobes, coving to ceiling, radiator, carpeted.

Bedroom 4

12'5" x 7'10" (3.79 x 2.41)

Window to front of property, coving to ceiling, radiator, carpeted.

Bathroom

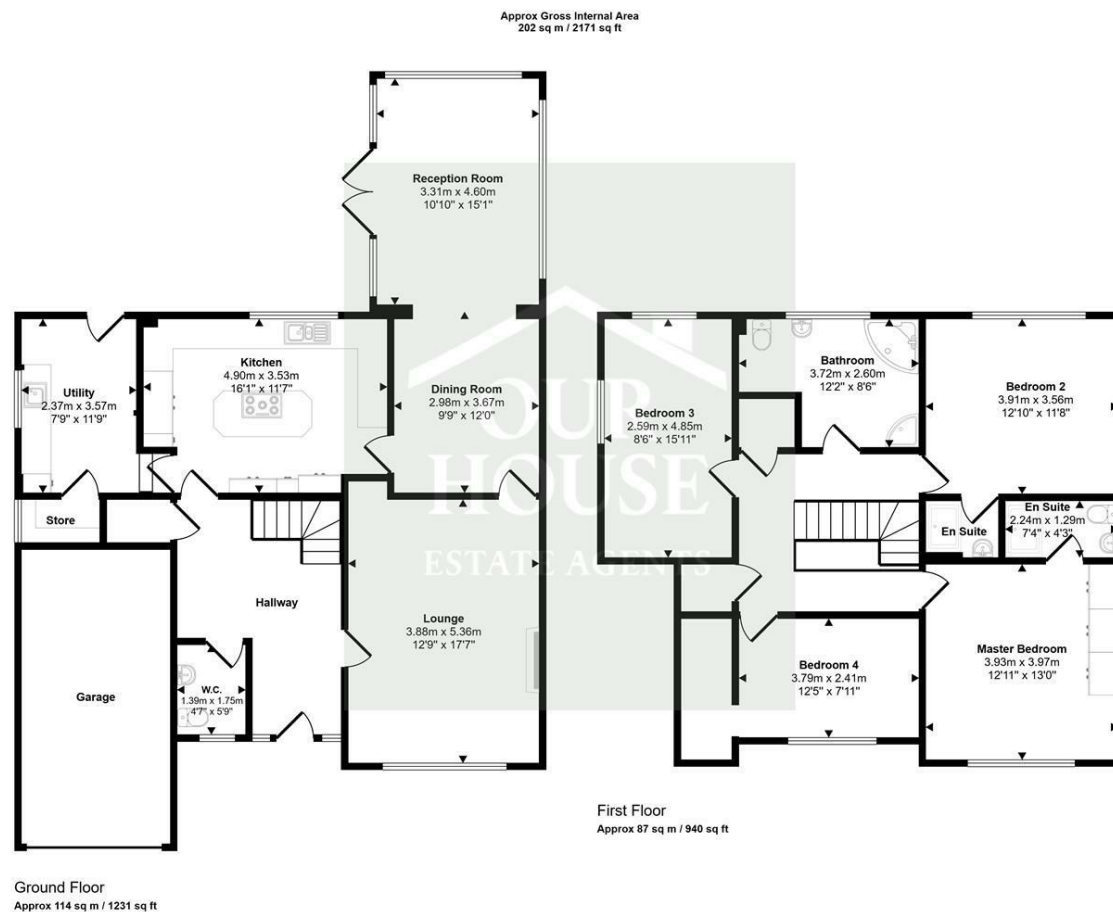
12'2" x 8'6" (3.72 x 2.60)

Window to rear of property, W.C and hand wash basin in vanity unit, corner bath, step in shower, heated towel rail, tiled walls, coving to ceiling, LVT flooring.

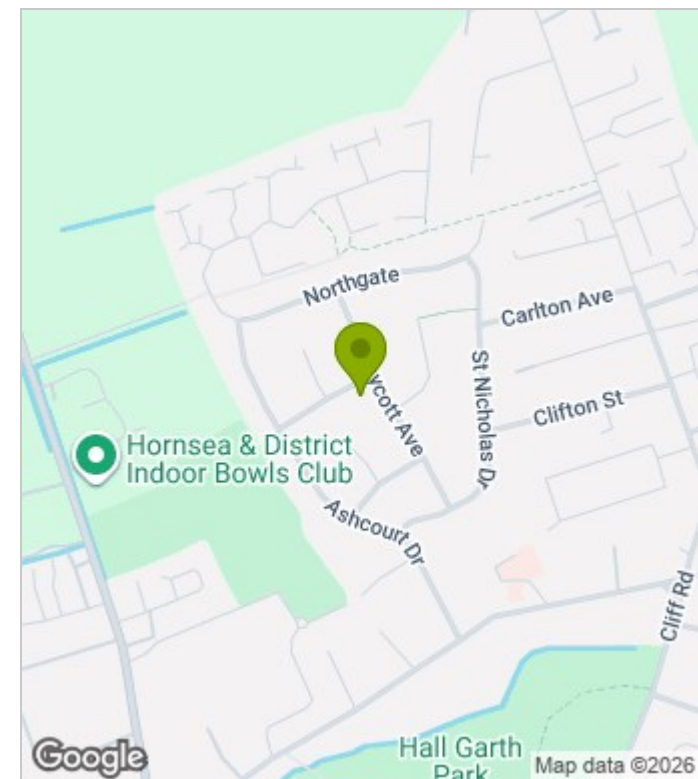
Rear Garden

South facing, block paved seating area, large grassed area, fenced boundaries, mature planting, additional seating area, garden shed.





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 Snappy 360.



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - low running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		66	72
<p>England & Wales</p>		EU Directive 2002/91/EC	