31 Avocet Close, Hornsea, HU18 1LG

£299.950

4 3 1 B

** FULL PLANNING PERMISSION GRANTED FOR REAR EXTENSION **

Set in a popular location, on a large corner plot at the end of a cul-de-sac, offering versatile living and being only 7 years old this property has everything the modern family could need! The current owners have made some great additions to the property including an entrance porch, multi-fuel burner and paved driveway to set it apart from its counterparts. Boasting 4 bedrooms (master with en-suite), open plan living, good sized garden, parking for multiple cars and detached double garage this is certainly one to view!

Planning permission has been granted for a 4 meter single storey extension to the rear of the property running the full width of the property to substantially increase the floor space. (details can be viewed on the East Riding planning portal)

This property will surely be popular so call today to arrange your viewing! 01964 532 121.

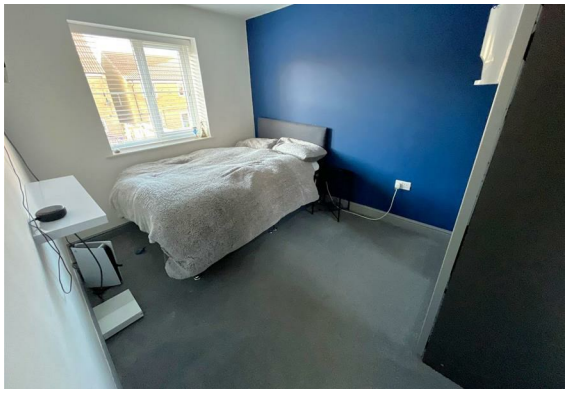
EPC rating: 'B'.
Council Tax Band: D
Tenure: Freehold

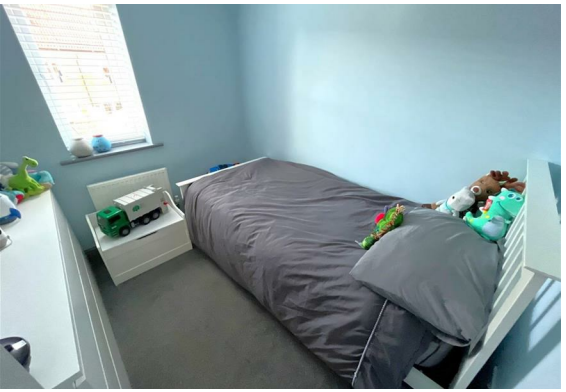
Front Porch
Main entrance door with tiled floor.

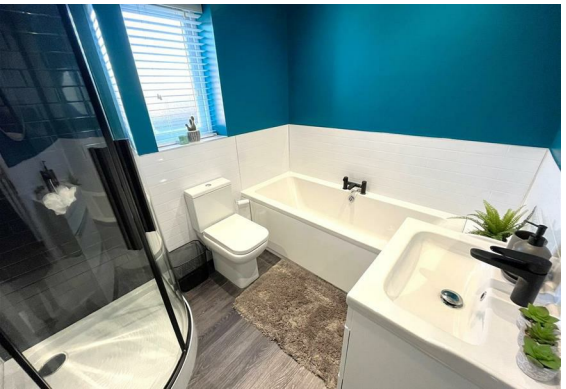
Cloakroom W.C
Side aspect window, Pedastal wash hand basin with W.C, radiator and tiled flooring.

Through Lounge Diner
25'10" x 13'1" (7.89 x 4.01)
Open plan, perfect for family life and entertaining. Partly panelled with two front aspect windows, multifuel fire, alminate flooring, staircase to first floor and two radiators.

Kitchen Diner
20'7" x 9'6" (6.29 x 2.9)
With a rear aspect windows and french doors to the garden. Work surfaces with fitted wall and base units. 1 1/2 bowl sink, built in electric oven with extractor fan and gas hob. Space for dishwasher and fridge freezer, Tiled flooring and radiator.







Utility
20'7" x 9'6" (6.29 x 2.9)
Door to the garden, Fitted wall and base units with work surfaces. Space for dishwasher and washing machine, tiled flooring and extractor fan.

First Floor Landing
Side aspect window, storage cupboard, spindle banister and carpet.

Master Bedroom
11'7" x 11'5" (3.54 x 3.48)
Rear aspect window, radiator and carpet.

En-Suite
Rear facng window. Pedestal wash hand basin, step in shower and W.C. Partly tiled walls with Vinyl floor, radiator and extractor fan.

Bedroom 2
11'5" x 8'6" (3.5 x 2.6)
Front aspect window with radiator and carpet

Bedroom 3
9'11" x 9'0" (3.04 x 2.75)
Front aspect window, radiator and carpet

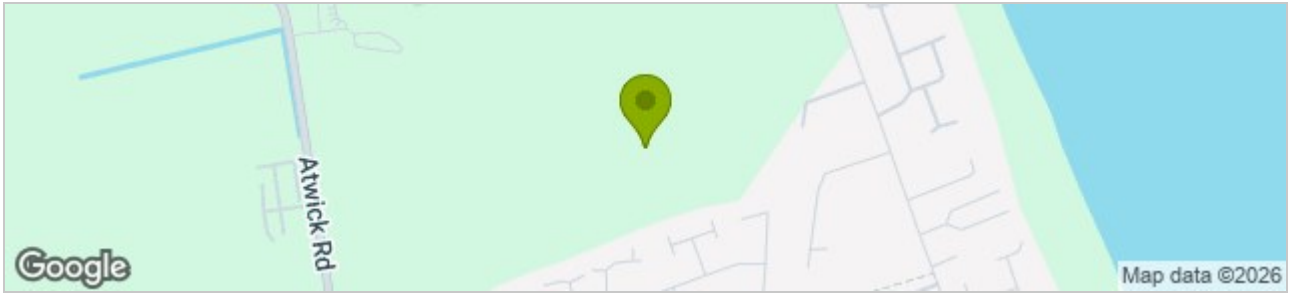
Bedroom 4
8'2" x 7'8" (2.49 x 2.36)
Front aspect window with radiator and carpet

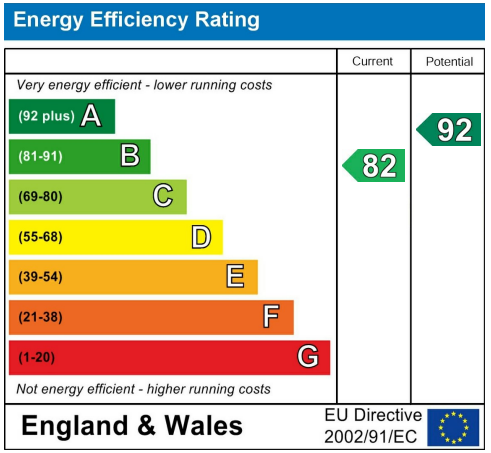
Bathroom
8'2" x 6'4" (2.51 x 1.94)
Rear aspect window, W.C, vanity wash hand basin, panneled bath and seperate step in shower. Partly tiled walls with heated towel rail and extractor fan.

Rear Garden
Artificial lawn and good sized patio area with decking and fenced boundaries.

Double Garage
Detatched with up and over door, power points and light points. Double drive with ample parking.

FLOORPLAN GOES HERE





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