



185 Ashcourt Drive, Hornsea, HU18 1HR  
£275,000



# 185 Ashcourt Drive, Hornsea, HU18 1HR

A modern four-bedroom detached home, situated on the popular Ashcourt Drive development in Hornsea, built 8 years ago and offering well-proportioned accommodation throughout.

The ground floor comprises a comfortable lounge and a spacious kitchen/diner, providing a sociable hub of the home, with French doors opening onto an enclosed rear garden. In addition, there is a useful utility room, a downstairs W.C., and access to an integral garage.

To the first floor are four good-sized bedrooms, including a principal bedroom with en-suite facilities, together with a family bathroom serving the remaining bedrooms.

Externally, the property benefits from a driveway to the front providing off-street parking, along with a private and enclosed rear garden.

Well positioned for access to local amenities and schooling, this property would suit a range of buyers and represents a great opportunity to acquire a modern home in a well-regarded residential location.

## Front Garden

This front garden offers parking for two

## Entrance Hall

Carpeted with radiator, Staircase leading to first floor and entrance door.

## Cloakroom (W.C)

Rear facing window, W.C, Hand wash basin, Radiator and vinyl floor.

## Lounge

16'2" x 11'4" (4.94 x 3.47)

Carpeted lounge with front facing window, French doors to kitchen and radiator.

## Kitchen Diner

18'10" x 10'2" (5.75 x 3.12)

A well-appointed kitchen featuring a rear-facing window and French doors leading both to the living room and the garden. The space is fitted with a range of wall and base units complemented by practical work surfaces. It includes a stainless steel one-and-a-half bowl sink with a single drainer, an integrated dishwasher, a built-in electric hob and oven with extractor fan above, and durable vinyl flooring. Additional benefits include a breakfast bar and a useful understairs cupboard for extra storage

## Utility

6'10" x 5'2" (2.1 x 1.58)

Doors to side, Fitted wall and base units, Work surfaces, Space and plumbing for washing machine and dryer, Extractor fan, Radiator and vinyl floor.

## First Floor Landing

Carpeted with cupboard and loft access

## Master Bedroom

13'10" x 12'10" (4.23 x 3.92)

Front facing window, Built in wardrobes and cupboard, Radiator and carpeted.

## En-Suite

Side facing window, W.C, Hand wash basin with storage under, Step in shower, Partly tiled walls, Extractor fan, Radiator and vinyl floor

## Bedroom 2

12'3" x 9'4" (3.74 x 2.86)

Carpeted with front facing window and radiator

## Bedroom 3

9'8" x 7'8" (2.96 x 2.35)

Carpeted with rear facing window and radiator

## Bedroom 4

9'8" x 9'4" (2.96 x 2.85)

Carpeted with rear facing window and radiator

## Bathroom

Rear facing window, W.C, Hand wash basin, Panelled bath with shower over, Partly tiled walls, Extractor fan and radiator

## Rear Garden

Partly laid with artificial lawn, Patio area, Summer house, decked area and space for a hot tub

## Directions

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		83	
(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	

## Our House Estate Agents

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