



1 Cygnet Close, Hornsea, HU18 1LE

£315,000



An exceptional four-bedroom detached home, beautifully presented throughout and offering spacious, versatile accommodation arranged over two floors. Ideally suited to a multitude of buyers, this impressive property occupies a highly desirable plot within the ever-popular Ashcourt development.

The accommodation briefly comprises an inviting entrance hall, generous lounge, formal dining room, contemporary breakfast kitchen, utility room, downstairs W.C. and a bright conservatory overlooking the garden. To the first floor are three well-proportioned double bedrooms, a stylish family bathroom, and an impressive principal bedroom complete with en-suite facilities and dressing area.

Externally, the property benefits from a substantial rear garden, ideal for entertaining and outdoor living, together with a superb garden room currently utilised as a stylish bar and social space and garage with electric charging point.

EPC - C
Council Tax - E
Tenure - Freehold

Entrance Hall

Lounge

20'3" x 11'3" (6.18 x 3.44)

Dining Room

12'9" x 10'3" (3.9 x 3.14)

Breakfast Kitchen

13'6" x 10'9" (4.13 x 3.29)

Utility

8'5" x 9'2" (2.59 x 2.81)

Cloakroom W.C





Conservatory
9'5" x 9'2" (2.89 x 2.81)

Master Bedroom
16'10" x 14'10" including dressing area
(5.15 x 4.53 including dressing area)

En-Suite
6'5" x 5'8" (1.98 x 1.75)

Bedroom Two
11'3" x 10'7" (3.44 x 3.25)

Bedroom Three
12'4" x 8'7" (3.77 x 2.64)

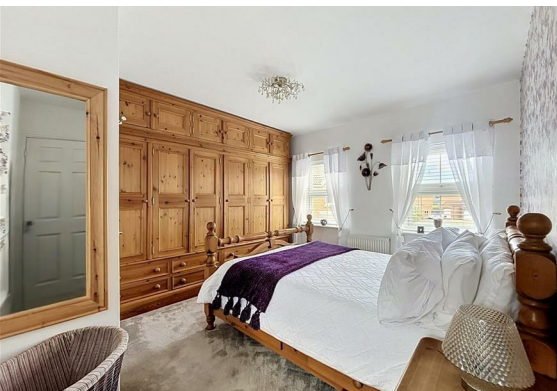
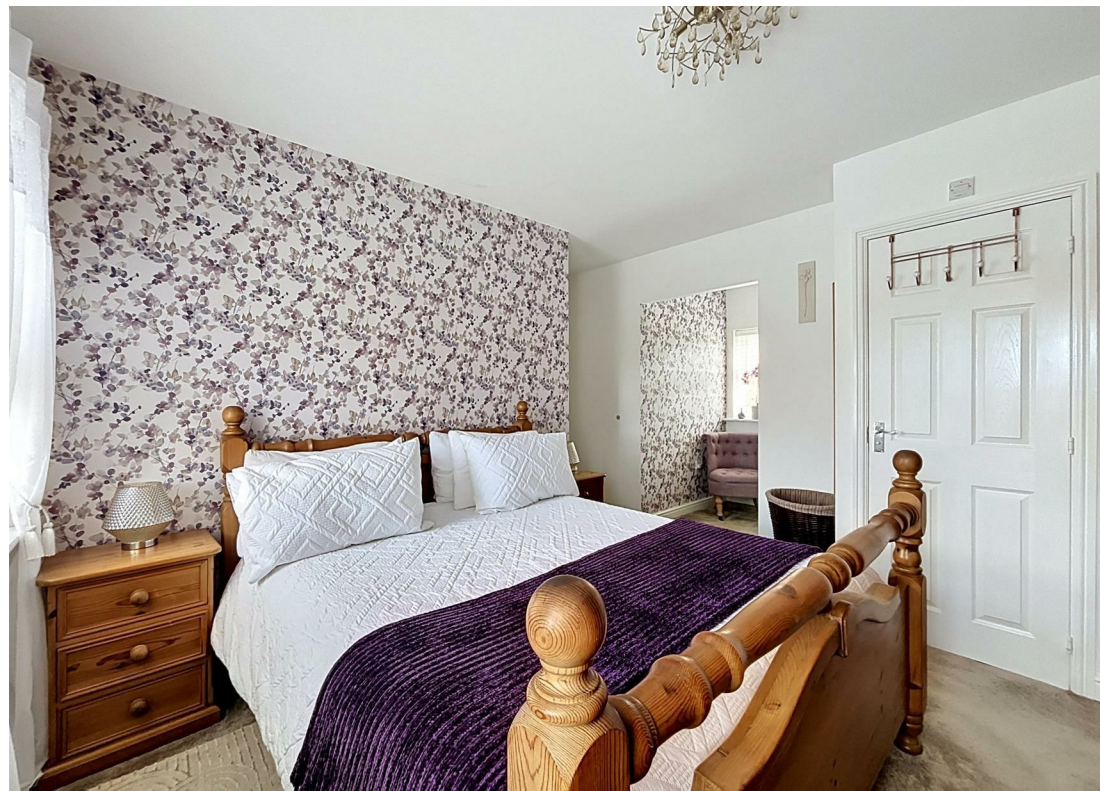
Bedroom Four
11'3" x 6'11" (3.43 x 2.12)

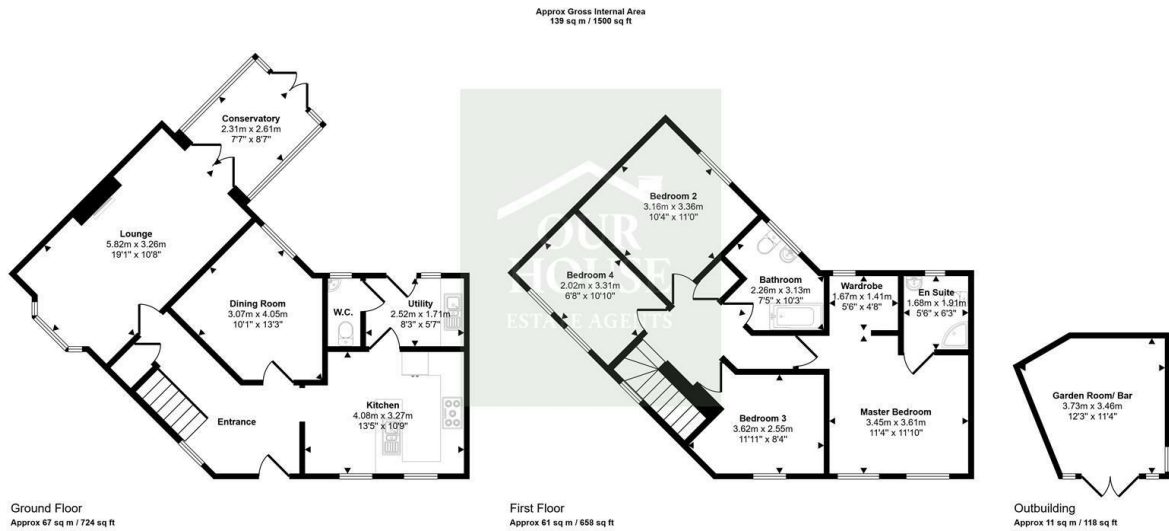
Family Bathroom
10'7" x 7'10" (3.25 x 2.4)

Rear Garden

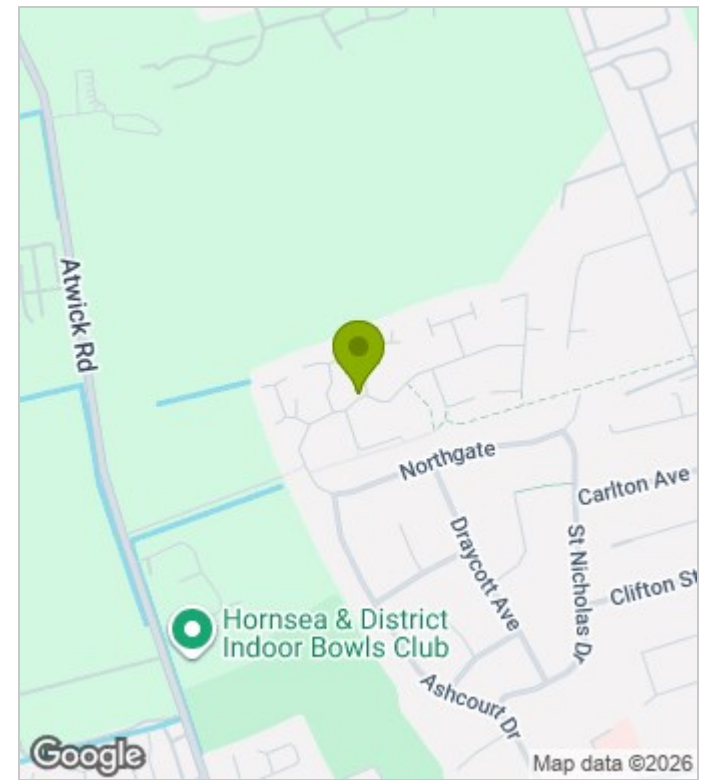
Garden Room/Bar
12'8" x 11'10" (3.87 x 3.61)

Garage





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		87
(69-80) C	77	
(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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