



**Farrants Way
Hornsea
HU18 1DG**

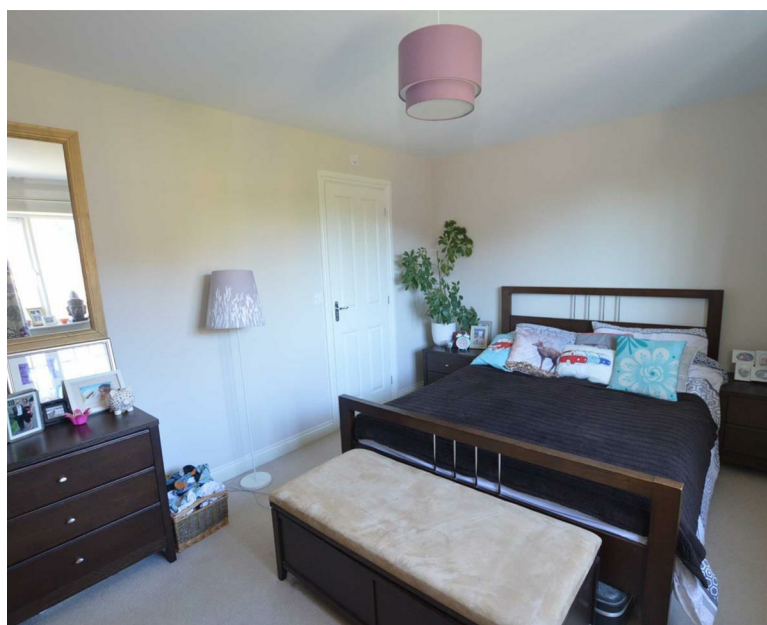
£295,000



In a small, exclusive, enclave just a short hop from the town centre is this immaculately presented executive detached house. Everything is here for the modern family including a stunning extension to the rear with bifold doors across the back, opening up to bring the outdoors in. Ample accommodation including entrance hall, study/playroom, lounge, kitchen, utility and wc. Upstairs are five bedrooms, two with en-suites and a family bathroom. The house is fully double glazed and has gas central heating and outside are good sized, west facing gardens with patio area and step down to shed area. Ample parking to the front and double garage complete what could be your next home. Call now to book your viewing as this must be seen on 01964 533343. Current energy rating of 'C'

- Exclusive development
- Close to the town centre
- Executive detached property
- Stunning garden room
- Three reception rooms
- Five bedrooms, two en-suite
- West facing gardens
- Double garage & ample parking
- Viewing essential







Entrance Porch
Courtesy light.

Entrance Hall
Door to hallway, stairs to first floor with spindled banister, understairs cupboard, door to garage and radiator.

Study/Playroom
11'0" x 9'7"
Window to front, television point, laminate flooring and radiator.

Lounge
15'5" x 13'8"
Double French doors to garden room, wooden mantelpiece with granite effect inset and heath housing living flame effect gas fire, television point and radiator.

Garden Room
22'7" x 11'5"
Bifold doors to the rear garden and double French doors to patio area, laminate flooring and radiator.

Kitchen
12'9" x 9'11"
Window to rear, a range of matching fitted wall and base units with worktops over housing single drainer sink unit, splashbacks, built in electric oven and gas hob, integrated dishwasher, door to utility room and radiator. Archway to a separate area (2.52m x 2.81m) For preparation and storage, double French doors to garden room.

Utility
6'9" x 3'11"
Door to side, space and plumbing for washing machine, boiler and radiator.

W.C.
Low level wc and wall mounted hand wash basin.

First Floor Landing
Access to roof space and radiator.

Master Suite
13'1" x 12'1"
Window to rear, part mirror fronted fitted wardrobe and radiator.

En-suite Shower Room
Window to side, white three piece suite comprising:- Step in shower cubicle, pedestal hand wash basin and low level wc. Shaver point, extractor fan and laminate flooring plus radiator.

Bedroom 2
15'6" x 10'0"
Window to front, door to en-suite and radiator.

Bedroom 3
11'11" x 10'7"
Window to rear and radiator.

Bedroom 4
10'7" x 8'6"
Window to front and radiator.

Bedroom 5
9'8" x 7'9"
Window to rear and radiator.

Family Bathroom
8'6" x 6'6"
Window to front, white three piece suite comprising:- panelled bath, pedestal hand wash basin and low level wc. Radiator.

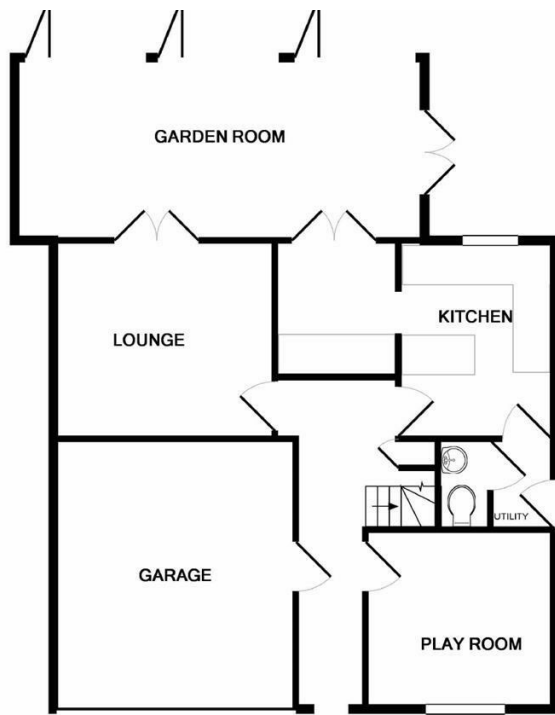
Front Garden
Lawned area, driveway leading to the double garage. Paths to each side.

Rear Garden
Mainly laid to lawn with screened off area at the bottom with garden shed. Large patio area with planted area.

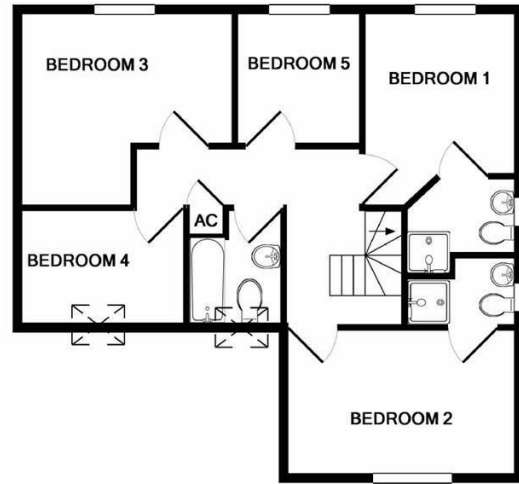
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Valuations
If you are thinking about selling your

home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.



GROUND FLOOR



1ST FLOOR

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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