



Westbourne Road £425,000
Hornsea
HU18 1PQ

Located on the highly sought after Westbourne Road in Hornsea is this spacious **FOUR DOUBLE** bedroom property.

The home is complimented by a garage providing off street parking and a large garden to the rear with a greenhouse and summer house. The home briefly comprises:- Entrance porch, reception hall, cloak room, lounge, dining room, breakfast room, kitchen, landing, bedroom one with an en suite, bedroom two with an en suite, bedroom three, bedroom four, family bathroom, attached garage and front and back gardens.

Viewing this property is highly recommended.
Current EPC rating of 'E'.



- Sought After Location
- Close to Local Amenities
- Four Bedrooms
- Large Garden
- Spacious
- Viewing Essential







Large Entrance Storm Porch

Reception Hall

4.88 x 2.70 (minimum) (16'0" x 8'10" (minimum))

"L" shaped with staircase off, attractive stained and leaded window to the side aspect, parquet flooring, a radiator, cornice to the ceiling surround, delft shelf and access to ;

Cellar

With a staircase down to a useful ventilated storage area.

Cloak Room

A low level wc, wash hand basin, half tiled walls and a radiator.

Lounge

4.54m x 5.52 (14'10" x 18'1")

Into a deep round bay window to the front aspect and there is a port hole window to the side aspect. A feature fire place incorporating a real flame built in gas fire within a dog grate, a radiator, cornice to the ceiling surround and a ceiling rose.

Dining Room

4.54m x 4.88m (14'10" x 16'0")

A round bay window to the rear aspect incorporating a French Door giving access to the rear garden. A feature Adam style fire surround in marble with matching back and hearth, again incorporating a real flame gas fire within a dog grate. Parquet flooring, a radiator, delft shelf, cornice to the ceiling surround and a ceiling rose.

Breakfast Room

2.86m x 4.97m (9'4" x 16'3")

Window to the rear aspect, built in storage cupboard, picture rail and a radiator.

Kitchen

5.25 x 3.10 (17'2" x 10'2")

A good range of fitted floor and wall units with rolled edge laminated preparation surfaces having an inset sink unit with mixer tap. Windows to front and rear aspects, built in storage cupboard, plumbing for an automatic washing machine, a radiator, electric "kick" heater, breakfast bar and integrated appliances include an electric oven and grill, a four ring gas hob and an over head extractor canopy.

Landing

Accessible via a "dog leg" staircase with a feature stained and leaded window to the rear aspect and there are two ceiling roses and cornice to the ceiling surround.

Bedroom One

6.70 x 4.20 (21'11" x 13'9")

Into a round bay window to the front aspect. Fitted wardrobe, cornice to the ceiling surround, two ceiling roses, delft shelf and a radiator.

En Suite

A plumbed shower unit within an independent corner enclosure, a low level wc and a wash hand basin within a vanity unit. Majority tiled walls, a heated towel rail, spot lights to the ceiling and an extractor unit.

Bedroom Two

5.76 x 4.20 (18'10" x 13'9")

Into a round bay window to the rear aspect. Fitted wardrobes and there are two radiators.

En Suite

A plumbed shower unit within an independent corner enclosure, a low level wc and a wash hand basin. The walls are majority tiled and there is a heated towel rail.

Bedroom Three

3.72 x 3.11 (12'2" x 10'2")

Window to the rear aspect, built in storage cupboard, a radiator, cornice to the ceiling surround and a ceiling rose.

Bedroom Four

4.30 x 2.68 (14'1" x 8'9")

Window to the front aspect, picture rail, cornice to the ceiling surround, ceiling rose, a built in storage cupboard and a radiator.

Bathroom

A modern style suite in white to comprise a panelled corner bath with a Victorian style shower attachment and there is a plumbed shower unit within an independent corner enclosure. A low level wc and wash hand basin within a vanity unit, the walls are majority tiled and there is a radiator and a heated towel rail.

Gardens

To the front of the property is a garden laid to decorative aggregates and borders and to the rear is a garden of fabulous proportion which is laid mainly to lawn with a number of patio seating areas and established borders and beds with an abundance of trees, flowers and shrubs. There is a summer house, a green house and an ornamental pond.

Attached Garage

5.25 x 3.15 (17'2" x 10'4")

Brick built, with a vehicular security roller door, rear personnel door and electricity is supplied. The garage is accessed via a private side driveway which also provides further off street parking amenities.

About Us

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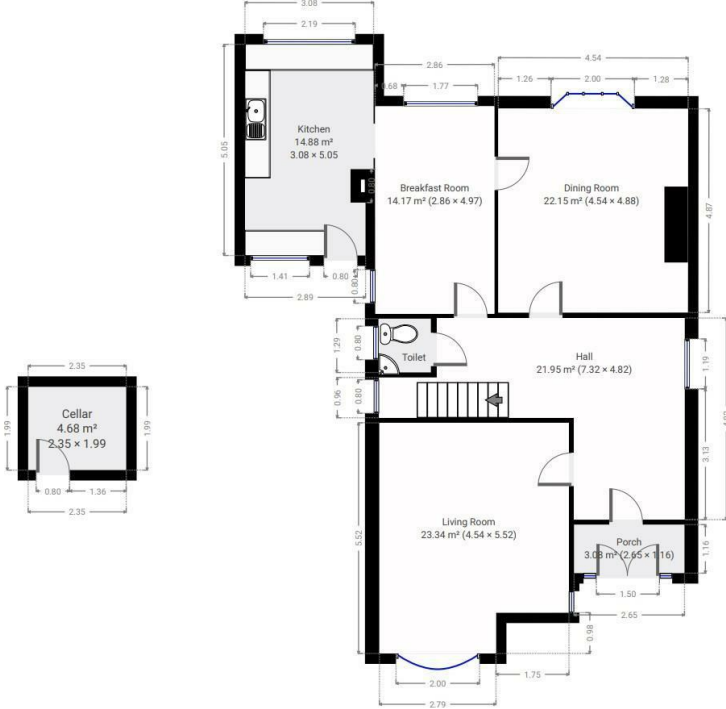
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Valuations

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 TOTAL AREA:101.13 m² · LIVING AREA:101.13 m² · ROOMS:4



▼ 1st Floor TOTAL AREA:95.71 m² · LIVING AREA:95.71 m² · ROOMS:4



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			73
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(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			73
(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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