



**Hull Road  
HU11 5RN**

**£565,000**

An exceptional four-bedroom detached family home set within beautifully landscaped gardens and enjoying stunning views over the neighbouring golf course to the rear plus views of open countryside to the front aspect.



Immaculately presented throughout, this turn-key property offers spacious and versatile accommodation finished to a high standard, including a superb principal suite with Juliette balcony, contemporary kitchen and bathroom facilities, a versatile annex/fourth bedroom and an integral double garage. Ideally located just a short drive from the charming seaside town of Hornsea, with its sandy beaches, independent shops, cafés and promenade and approximately 13 miles from both Hull and the historic market town of Beverley, this outstanding residence offers the perfect blend of coastal living, countryside views and everyday convenience.

EPC: D - Council tax band: D - Tenure- Freehold

- Amazing, unique property overlooking the 8th Tee of Hornsea Golf Course
- Master bedroom with amazing views of the golf course from the Juliet balcony
- Pillars, wrought iron railings wrought iron gates creating an elegant boundary
- Must be viewed to truly appreciate this remarkable property
- Spectacular gardens plus various patio areas to enjoy the views
- Two bedrooms boasting En-suites
- Amazing views from every bedroom
- Double garage complimented with electric roll up doors
- Open plan kitchen, dining, reception hall and sitting room
- Views of the Water Tower adds to the ambience this home generates







#### Entrance Porch

5'5" x 4'9"

Inox double glazed entrance door complimented with porcelian floor tiles. Slimline electric heater.

#### Reception Hall

9'4" x 7'8"

Porcelain floor tiles with underfloor heating continues through from the Entrance porch into this bright and welcoming hall space benefiting from useful under stairs storage. An Enclosed staircase leading to the first floor with glazed glass panelling to allow natural light flow. Double oak glass panel door leading through to the living room along with a generous opening creating a seamless flow into the day room and kitchen diner.

#### Living Room

17'1" x 9'4"

Two front-facing windows allow an abundance of natural light to fill the room, complemented by fitted carpet and a radiator for year-round comfort. Lockable oak door through to the back rear hallway.

#### Back Rear Hall

6'7" x 8'9"

Easy to maintain laminate flooring with skirtings, a radiator and a double-glazed door providing access to the rear garden. Wooden spindle banister staircase rises to the fourth-bedroom annex. Internal door to the garage.

#### Day Room

21'2" x 11'0"

Cosy day room with oak flooring and a freestanding log burner, creating a warm and inviting focal point. A large rear-facing window allows for plenty of natural light and views over the garden.

#### Kitchen/Diner

Well appointed kitchen with a range of modern fitted wall and base units complimented work surfaces. Integrated appliances including a dish washer, fridge, freezer, an induction hob and side-by-side electric ovens comprising a fan-assisted oven / grill and a combi oven plus microwave and a warming drawer. A stainless steel sink adds practicality, while porcelain tiled flooring with underfloor heating provides comfort underfoot. Dual-aspect windows to the side and rear flood the space with natural light, and patio doors to the side open directly onto the rear garden, creating an ideal setting for both everyday living and entertaining.

#### Cloakroom/WC

4'4" x 3'8"

Tiled flooring complimented by under floor heating and skirtings. Low level W.C plus wall mounted hand wash basin and window to side aspect.

#### Utility

7'4" x 4'7"

Wall and base units dressed with work surfaces for all laundry requirements. Space for a washing machine. Sink unit plus drainer as well as a mixer tap. Tiled flooring boasting under floor heating also part tiled walls. Window to the side.

Extractor fan, LED lighting and Oil fired central heating boiler. Curved wall adding character to the room.

#### Side Entrance Hall

7'5" x 3'10"

Composite double glazed door plus tiled flooring benefitting from under floor heating as well as skirtings. Oak doors to utility and cloakroom. Glass and oak door leading to the kitchen.

#### Main First Floor Landing

7'2" x 13'11"

Window facing to the side of the property, carpeted flooring. Features include a built-in airing cupboard with double mirrored doors, a wall-mounted radiator, and loft accessed via a hatch is partially boarded.

#### Master Bedroom

16'11" x 16'0"

Spacious master bedroom with windows to the side and rear of the property, providing plenty of natural light. Features include double-glazed patio doors opening to a glass Juliette balcony, two radiators, carpeted flooring, and an oak internal door giving access to the En-Suite.

#### En-Suite

7'11" x 7'4"

Contemporary en suite comprising a walk-in shower with rainfall shower head and separate handheld shower attachment, wall mounted vanity wash hand basin, low-level WC, heated towel rail, shaver point, tiled walls and flooring, recessed LED spotlights, extractor fan and double-glazed window providing natural light and ventilation.

#### Bedroom 2

10'5" x 11'6"

Well-proportioned double bedroom with a window to the front of the property offering panoramic views of open countryside creating plenty of natural light. Features include carpeted flooring, a radiator and an oak internal door.

#### Bedroom 3

13'7" x 9'11"

Bright third bedroom with a window overlooking the rear of the property. Features include fitted wardrobe with mirrored doors, carpeted flooring, a radiator and an oak internal door.

#### Bedroom 4 / Annexe

22'10" x 17'5"

Spacious and versatile fourth bedroom/annex with two Velux roof windows to the rear aspect and a dormer window with panoramic views of open fields also providing excellent natural light. Features include laminate flooring, two radiators and private access from the main house via its own staircase, making it ideal as a guest suite, home office or self-contained living space.

#### En-Suite 2

5'5" x 10'11"

Well appointed en suite comprising a step-in shower cubicle with electric shower, vanity wash hand basin with storage unit beneath, low-level WC, heated towel rail, tiled walls and

flooring, recessed LED spotlights and a front-facing Velux roof window providing natural light and ventilation.

#### Family Bathroom

9'1" x 8'7"

Located on the first floor a stylish family bathroom comprising a freestanding bath with mixer tap and handheld shower attachment, vanity wash hand basin nestled on an oak shelf, low-level WC, heated towel rail, tiled walls with oak flooring, recessed LED spotlights, extractor fan and a front-facing double-glazed window providing natural light and ventilation.

#### Double Garage

18'8" x 19'0"

Integral double garage with extra-high ceilings, concrete flooring, lighting and power points, work surface and cupboard space. Fitted with electric roller doors with manual override, a rear-facing window providing natural light also access door leading to the rear hall.

#### Front Garden

Approached via attractive wrought iron gates, opening onto an extensive shingle driveway providing ample off-road parking and access to the integral double garage. The front garden is beautifully landscaped with a well-maintained lawn, established flower beds, mature shrubs, and ornamental planting. A covered entrance porch leads to the front door, while the enclosed frontage is bordered by attractive wrought iron fencing and rendered pillars, creating an impressive approach with excellent kerb appeal.

#### Rear Garden

The beautifully landscaped rear garden enjoys a high degree of privacy and backs directly onto the 8th tee of the neighbouring golf course. A generous decked terrace extends from the kitchen Patio doors providing the perfect space for outdoor dining and entertaining, while a further porcelain-tiled patio with brushed stainless steel and glass balustrade offers an additional seating area. The garden is predominantly laid to lawn and complemented by mature trees, established shrubs and well-stocked borders. Further benefits include two garden sheds, and a summer house.

GROUND FLOOR  
1281 sq.ft. (119.0 sq.m.) approx.

1ST FLOOR  
1216 sq.ft. (113.0 sq.m.) approx.



TOTAL FLOOR AREA: 2497 sq.ft. (232.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		57	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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