



44 Cheyne Garth, Hornsea, HU18 1BF

Offers Over £330,000



****NO ONWARD CHAIN****

This is a fantastic opportunity to purchase a good sized property situated on a generous plot, within a highly sought after area of Hornsea. This lovely family home is set at the very end of a cul-de-sac and offers plenty of driveway parking along with well manicured, west facing garden.

The property offers spacious accommodation across two floors including generous living room, dining room, kitchen, utility, study/bedroom 5, conservatory and W.C. to the ground floor and four double bedrooms, master with ensuite and family bathroom to the first floor. Externally the gardens provide areas to entertain and enjoy the sunshine for most of the day with the patio area benefiting from a covered veranda. The property also boasts an attached double garage and paved parking drive with space for multiple vehicles to the front of the property. All rooms in this property offer shutter blinds and there are solar panels on the roof.

Call us now to view on 01964 532121.

EPC 'D'.
Council Tax band 'E'.
Tenure 'Freehold'

Front Garden

Driveway, parking for 3 cars, part lawn and part paved.

Entrance Hall

Entrance door, staircase to first floor, under stairs cupboard, radiator, spindle banister, carpeted.

Cloakroom (w.c)

Window to side of property, w.c, wash hand basin, heated towel rail, coving to ceiling.

Lounge

15'4" x 14'0" (4.69 x 4.29)

Two windows to side of property, French doors to conservatory, fireplace with electric fire, coving to ceiling, dado rail, two radiators, carpeted.

Dining Room

11'3" x 9'4" (3.45 x 2.85)

Window to front of property, radiator, carpeted.

Study/snug

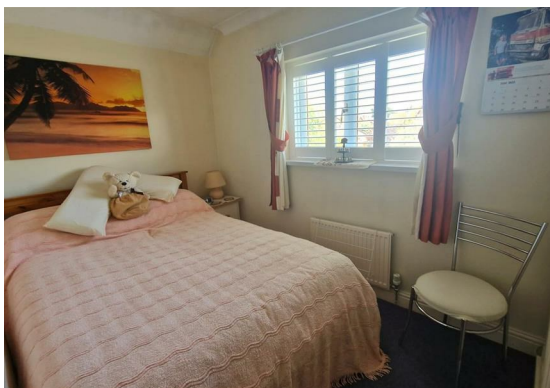
11'8" x 9'7" (3.57 x 2.94)

Door to garage, window to side of property, loft access, radiator, carpet, coving.

Kitchen

12'3" x 8'9" (3.74 x 2.68)

Window to side and rear of property, fitted wall and base units, granite work surfaces and window sills, built in electric oven and hob, space and plumbing for dishwasher, space for under counter fridge, one and a half bowl sink, hood extractor fan, coving to ceiling, radiator, Vinyl flooring.





Utility

8'8" x 6'11" (2.65 x 2.11)

door to garden, fitted wall and base units, work surfaces, stainless bowl sink and single drainer, space and plumbing for washing machine, part tiled walls, radiator, coving.

Conservatory

12'11" x 11'2" (3.94 x 3.42)

Windows to side and rear, French doors to garden, tiled flooring, proper resin roof.

First Floor Landing

Window to front of property, coving to ceiling, radiator, carpeted, dado rail, spindle banister, cupboard.

Master Bedroom

14'0" x 8'10" (4.29 x 2.7)

Window to rear of property, coving to ceiling, radiator, carpeted.

En-suite

6'11" x 5'6" (2.12 x 1.69)

Window to rear of property, w.c. unit wash hand basin, step in shower, extractor fan, Vinyl flooring.

Bedroom 2

11'10" x 10'0" (3.62 x 3.05)

Window to rear of property, radiator, carpeted.

Bedroom 3

11'5" x 9'4" (3.48 x 2.86)

Window to front of property, coving to ceiling, radiator, carpeted.

Bedroom 4

10'10" x 6'5" (3.31 x 1.96)

Window to front of property, coving to ceiling, radiator, carpet, loft access.

Bathroom

7'7" x 5'6" (2.32 x 1.68)

Window to side of property, w.c. wash hand basin storage unit, panelled bath with shower over, heated towel rail, extractor fan, coving to ceiling, Vinyl flooring.

Rear Garden

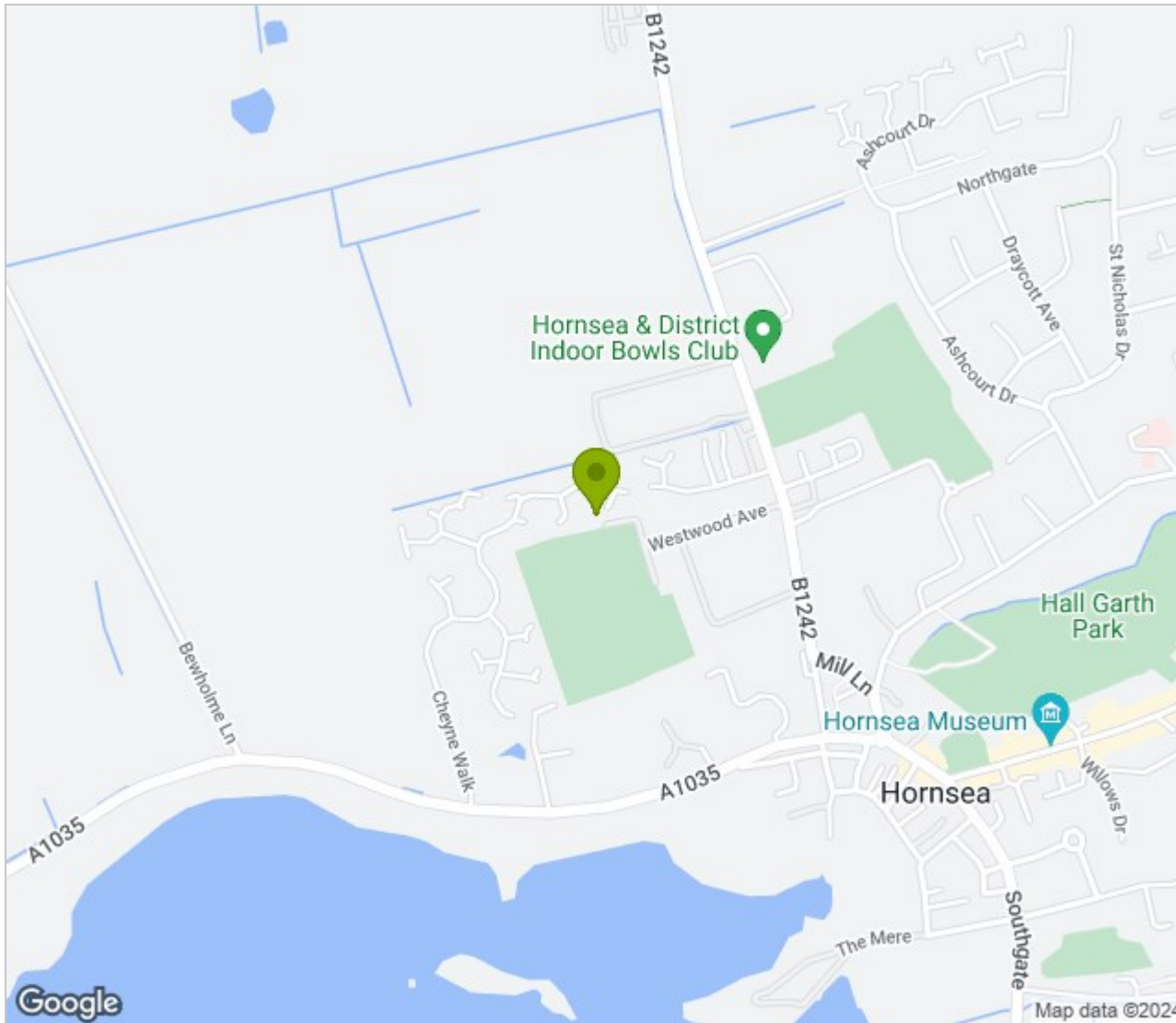
West Facing, laid mainly to lawn, garden shed, fenced and hedged boundaries, planted borders, covered veranda, paved area to side with garden shed.

Double Garage

16'7" x 16'0" (5.07 x 4.9)

Attached, electric up and over door, power and light points.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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