



**39 Cheyne Walk, Hornsea HU18 1BX**  
**Offers in the region of £299,950**

- Three double bedrooms, • Superb cul de sac two reception rooms & position conservatory
- Sort after location • Integral garage and generous driveway
- Beautifully maintained gardens • EPC Rating D
- Council Tax Band D

Well proportioned and attractive laid out modern family house in a superb cul-de-sac position.

Situated in a superb cul-de-sac position and on a generous sized plot with well tended gardens to both front and rear, this well proportioned family house offers so much potential. Boasting two reception rooms in addition to a conservatory the property also has three double bedrooms and a house bathroom. In addition there is a utility room and downstairs cloakroom and the property has an integral garage and parking for several vehicles.

LOCATION

The property is located on a cul-de-sac leading off from Cheyne Walk which is positioned on the western side of Hornsea. This sort after location is in a peaceful position and yet has the convenience of lying just off the main arterial route linking Hornsea with the major road network.

THE PROPERTY COMPRISES

GROUND FLOOR

ENTRANCE HALL

With uPVC front door and ornate glass panels, stairs to the first floor accomodation.

LIVING ROOM

14'3" x 14'7" plus bay (4.34m x 4.45m plus bay)  
Very well proportioned room, with space for a wood burning stove, a quarry tiled hearth in an exposed brick fireplace. Bay window to the front elevation.

DINING ROOM

10'7" x 8'9" (3.23m x 2.67m)  
French doors opening into the conservatory.

KITCHEN

11'6" x 7'5" (3.51m x 2.26m)  
Offering a range of wall and base storage units with cream fronts and butchers block laminate work surfaces. Inset composite sink and drainer, seven ring gas range with extractor over. Window overlooking the garden, pantry/storage cupboard under the stairs.

UTILITY ROOM

8'4" x 7'5" (2.54m x 2.26m)  
With wall storage units to match those of the kitchen, space and plumbing for washing machine and tumble dryer. uPVC glass paneled door providing access to the rear garden. Further integral door opening into the garage.

CLOAK ROOM

With a two piece sanitary suite comprising WC and hand wash basin.

CONSERVATORY

9'9" x 10' (2.97m x 3.05m)  
uPVC construction on drawf wall with French doors opening out onto the rear garden.

FIRST FLOOR

LANDING

Airing cupboard and window to side elevation.

BEDROOM 1

14'6" x 12'5" (4.42m x 3.78m)  
Window to front elevation.

BEDROOM 2

12'5" x 8'9" (3.78m x 2.67m)  
Window to rear elevation.

BEDROOM 3

9'9" x 10'5" (2.97m x 3.18m)  
Window to front elevation and bulk head storage over the stairway.

BATHROOM

9'8" x 5'5" (2.95m x 1.65m)  
Three piece sanitary suite comprising modern P-shape shower bath with electric shower over, pedestal hand wash basin, low level WC, tiled walls and window to the rear elevation.

OUTSIDE

The property has an attractive, well tended plot with a gravelled drive leading up to the garage and providing ample parking for several vehicles.

FRONT GARDEN

The front garden is largely laid to lawn and open plan in keeping with the cul-de-sac.

GARAGE

8'11" x 17'10" (2.72m x 5.44m)  
Up and over doors supplied with light and power and wall mounted gas boiler.

REAR GARDEN

A gravelled seating area positioned adjacent to the kitchen and utility room leads out onto a largely lawned garden with wide and well stocked flower beds with a water feature. The garden is fenced on three sides for privacy with gated access from the front.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

COUNCIL TAX

The Council Tax Band for this property is Band D.



Total area: approx. 129.2 sq. metres (1390.9 sq. feet)

VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.