



**Cherry Close  
Hornsea  
HU18 1TU**

**£259,950**



\*\*\*\*NO CHAIN INVOLVED\*\*\*\* EXPECT TO BE IMPRESSED BY THIS THREE BEDROOM DETACHED FAMILY HOME, ENJOYING A CHOICE CUL-DE-SAC POSITION. OFFERING SPACIOUS ACCOMMODATION THROUGHOUT, THIS IS NOT ONE TO BE MISSED.

This fabulous three bedroom detached house is a fantastic find. Impressive from first glance, this property has a great deal to offer, providing excellent internal accommodation for the growing family, with a convenient driveway approach and attached garage.



Benefiting from gas central heating and double glazing, the property briefly encompasses; Entrance hallway, living room, dining room, conservatory, kitchen, utility room and cloakroom/ WC to the ground floor. To the first floor are three bedrooms, with en-suite to master, and family bathroom.

We highly recommend viewing this charming property before it gets snapped up!

Current EPC Rating: TBC  
Council Tax Band: D  
Tenure: Freehold

- Three Bedroom Detached Family Home
- Sold With No Chain Involved

- Private Driveway Approach and Integral Garage
- Glorious Garden to the Rear

- Lovely Cul-De-Sac Position
- Viewing comes Highly Recommended!







## Entrance Hall

2.10 x 1.79 (6'10" x 5'10")

With double glazed entrance door, window to front elevation, and staircase with spindle banister to the first floor.

## Living Room

4.09 x 4.32 (13'5" x 14'2")

A spacious living room with an attractive feature wood fireplace with a complimentary marble hearth and surround housing an electric fire. Coving to ceiling, radiator, carpeted flooring and a front-facing double glazed bay window. Internal French doors lead through to the dining room.

## Dining Room

3.17 x 2.50 (10'4" x 8'2")

With double glazed sliding patio doors leading through to the conservatory, coving to ceiling, radiator, dado rail and carpeted flooring.

## Conservatory

3.49 x 2.42 (11'5" x 7'11")

Double glazed with Quick-Step laminate flooring, French doors to the side, and a sealed roof, giving great views over the rear garden.

## Kitchen

2.65 x 2.49 (8'8" x 8'2")

Well fitted with an arrangement of modern sandstone high gloss base and wall mounted cabinets comprising cupboards and drawers with complimentary work surfaces over. Inset stainless steel sink with swan neck tap. Inset four-ring gas hob and integrated electric oven. Integrated fridge and dishwasher. Window to the rear elevation that provides garden views. Open plan to the utility room.

## Utility Room

2.68 x 2.09 (8'9" x 6'10")

Fitted with built in sandstone high gloss base unit with complimentary work surface over, space for a washing machine, inset stainless steel sink with mixer tap and laminate flooring.

## Cloakroom/ WC

2.1 x 0.8 (6'10" x 2'7")

Smartly appointed with a two-piece suite comprising vanity inset wash hand basin and a low level WC. Part-tiled walls, radiator and double glazed front elevation window.

## First Floor Landing

With access to the three bedrooms and family bathroom. Access to loft space, radiator and carpeted flooring.

## Master Bedroom

3.23 x 3.20 (10'7" x 10'5")

A lovely and bright master bedroom with a front facing double glazed window. Fitted with a range of built in wardrobes with overhead cupboards and fitted dressing table. Radiator, television point and carpeted flooring.

## En-Suite

2.68 x 2.13 (8'9" x 6'11")

Appointed with a three-piece suite in white comprising corner shower enclosure, wash hand basin and low level WC. Tiling to shower enclosure, part-tiled walls, laminate flooring and radiator.

## Bedroom Two

3.21 x 2.40 (10'6" x 7'10")

With a double glazed rear aspect window, fitted wardrobes, coving to ceiling and carpeted flooring.

## Bedroom Three

2.68 x 2.38 (8'9" x 7'9")

A good sized room with a double glazed rear facing window, fitted wardrobes, radiator and carpeted flooring.

## Bathroom

2.20 x 1.71 (7'2" x 5'7")

With a double-glazed window that faces the side. Appointed with a three-piece suite in which comprises; panelled bath with shower over, wash hand basin and low level WC. Part-tiled walls, extractor fan and radiator.

## External

The garden to the front is open plan and laid to lawn. A front driveway offers private off-street parking suitable for two vehicles.

Found to the rear is a delightful established garden area that serves to compliment the accommodation perfectly and provides secure enclosures. The garden is mainly laid to lawn and has a great paved area ideal for socialising during the warmer months.

## Garage

5.18 x 2.59 (16'11" x 8'5")

Access from the front through an up and over door and a personal door to the rear. Power and lighting connected.

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## Disclaimer

Laser Tape Clause - Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

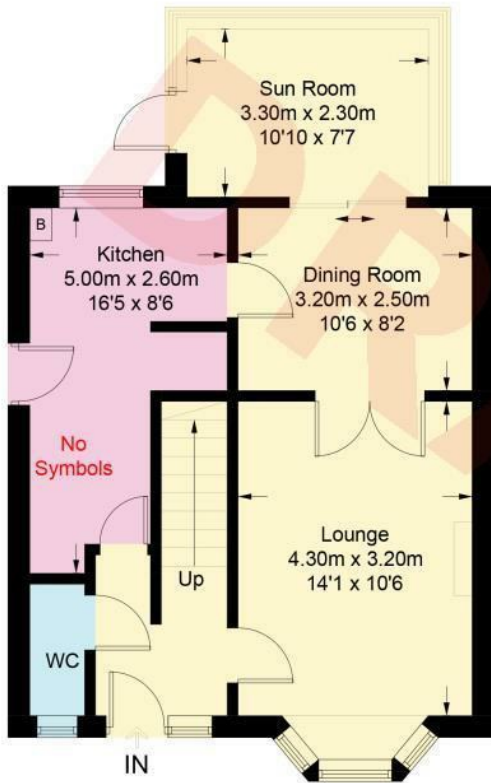
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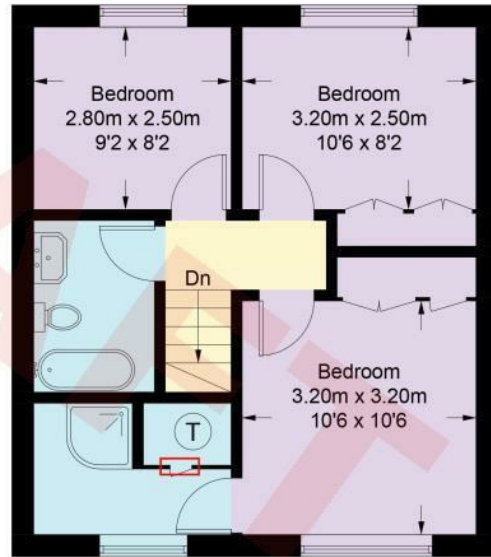
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# Cherry Close, HU18 1TU

Approximate Gross Internal Area = 92.6 sq m / 997 sq ft



**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>81</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
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