



## Cheyne Walk Hornsea, HU18 1BX

\*\*\* AN IMPRESSIVE DETACHED RESIDENCE, ENJOYING AN ELEVATED POSITION, SET ON THE DESIRABLE LOCATION OF CHEYNE WALK\*\*\*

Enjoying the desirable, tree lined setting of Cheyne Walk is this IMPRESSIVE DETACHED RESIDENCE. This stunning property has been lovingly upgraded by the current owners to present a tastefully styled home that blends traditional features with modern day living, ideal for the discerning family buyer.

Steps take you up to the canopied front entrance door, opening into the hallway, welcoming you in to explore this wonderful family home. Boasting FOUR DOUBLE BEDROOMS, TWO with EN SUITE and a lavish FAMILY BATHROOM. There is a comfortable LOUNGE with exposed brick fireplace, rustic mantel and LOG BURNING STOVE, lovely to cosy up to on those cold winter evenings. Double doors open to the fabulous OPEN PLAN DINING KITCHEN with patio doors opening to the rear GARDEN, creating a wonderful space for entertaining family and friends. Outside there is a family / pet friendly rear GARDEN adorned with beautiful mature trees. The sweeping U shape driveway provides ample OFF ROAD PARKING and access to the GARAGE.

Viewing is an Absolute Must!

EPC Rating C. Council Tax Band E Tenure Freehold

**£379,950**

### Entrance

An impressive entrance with steps taking you up to the paved patio and up to the canopied entrance door. A contemporary composite door opens to welcome you in to view this fabulous family home.

### Hallway

A welcoming hallway with feature staircase taking you up to the first floor and solid Oak wood doors opening to the ground floor accommodation.

### Lounge

21'9" x 12'4" (6.63 x 3.77)

A comfortable lounge with feature exposed brick fireplace, rustic wooden mantle and log burning stove, lovely to cosy up to on those cold winter evenings. Herringbone pattern, parquet flooring, double glazed walk in bay window and central heating radiator.

### Open Plan Dining Kitchen

22'11" x 11'1" (6.99 x 3.40)

The fabulous open plan layout incorporates the breakfast kitchen and dining area with Patio doors opening to the rear garden, creating a wonderful space for entertaining family and friends. Fitted with a range of high gloss units to base and walls with complimentary work surfaces including breakfast bar. Built in double oven with five ring gas hob and stainless steel extractor hood above. Integrated appliances include fridge, freezer and dishwasher. Tiled floor, double glazed window and door to rear garden.

### Utility Room

5'5" x 5'9" (1.67 x 1.76)

The useful utility room has base and wall units, plumbing for automatic washing machine and space for electric dryer.

### Master Bedroom

13'7" x 11'6" measured at widest points (4.15 x 3.51 measured at widest points)

A sumptuous master bedroom with walk in bay window to front elevation, enjoying elevated far reaching views. A door opens to En Suite.

### En Suite

6'11" x 3'5" (2.13 x 1.06)

En Suite with shower cubicle and vanity unit

housing the wash basin with useful storage cupboard below and W.C. with concealed cistern.

### Bedroom Two

11'5" x 7'3" (3.49 x 2.21)

A double bedroom enjoying views over the beautiful rear garden. Door to En Suite.

### En Suite Bedroom Two

6'8" x 3'6" (2.04 x 1.07)

With shower cubicle and vanity unit incorporating the wash basin with useful storage below and W.C. with concealed cistern.

### Bedroom Three

11'3" x 11'3" (3.44 x 3.45)

A further double bedroom enjoying views over the rear garden.

### Bedroom Four

9'3" x 6'2" (2.83 x 1.88)

Currently used as the dressing room with ample space for wardrobes and bedroom furniture.

### Family Bathroom

12'4" x 8'0" (3.76 x 2.44)

A generously proportioned family bathroom with white suite to include: panelled bath with overhead shower and glazed screen. Vanity unit incorporating the wash basin with useful storage below and concealed cistern W.C.

### Gardens

Adorned with beautiful mature trees and shrubbery, the rear garden is mainly laid to lawn with a paved patio, a lovely outdoor space the family will enjoy.

### Garage & Driveway

An impressive U shape driveway with decorative pebbles, providing ample off road parking for several vehicles and access to the garage.

### About Us

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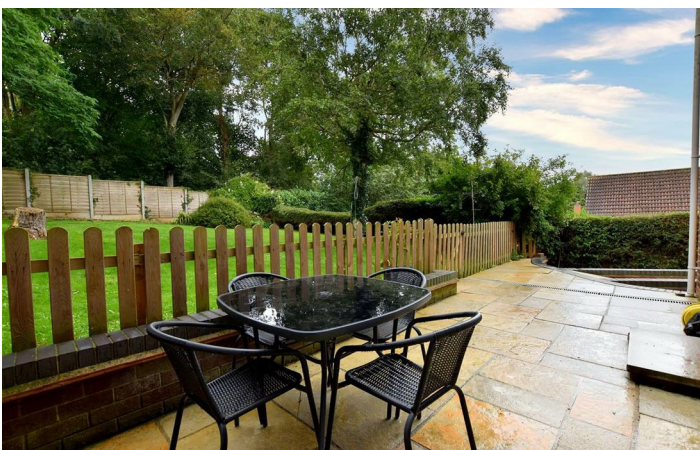
Laser Tape Clause - Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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### 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.

- Impressive Detached Residence
- Comfortable Lounge with Feature Fireplace
- Garage & Driveway
- Four Double Bedrooms, Two with En Suite
- Fabulous Open Plan Dining Kitchen
- Family Bathroom
- Family & Pet Friendly Rear Garden





## Floor Plan



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| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (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 energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC | 73      | 82        |

| 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>  |                         |         |           |
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| (1-20) <b>G</b>   |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |         |           |