



2 Cherry Close, Hornsea, HU18 1TU

£260.000





A spacious and versatile three-bedroom true bungalow, quietly positioned in a pleasant cul-de-sac just off Tansley Lane. This well-kept home benefits from private driveway parking, a garage, and attractive gardens to the front and rear, making it an ideal choice for those seeking single-level living in a peaceful setting.

Inside, the accommodation offers a flexible layout to suit a variety of needs. The property is entered via a welcoming hallway which leads through to a well-proportioned kitchen and a comfortable living/dining room, perfect for everyday relaxation and entertaining. There are two good-sized bedrooms, with the third bedroom currently used as a dining room, allowing buyers the option to keep this arrangement or easily return it to a bedroom or home office.

The master bedroom enjoys the added benefit of a conservatory, creating a lovely additional sitting area with direct access into the enclosed rear garden, an ideal spot to enjoy the sunshine and overlook the outdoor space. A family shower room completes the internal layout.

This is a lovely bungalow positioned in a quiet and desirable location, offering practical living with plenty of space both inside and out.

EPC: Awaited  
Council Tax: C  
Tenure: Freehold

#### Entrance Hall

Entrance door, Radiator, Laminate floor, Coving to ceiling, Loft access with pull down ladder and light and double doors to living room.

#### Lounge

18'3" x 11'8" (5.57 x 3.58)

This carpeted lounge features a front facing, square bay window, French doors to hallway, Gas fireplace, Coving to ceiling and radiator.







### Breakfast Kitchen

12'11" x 8'7" (3.95 x 2.62 )

The kitchen enjoys a front-facing window and side access doors. It features a range of fitted wall and base units and work surfaces. Appliances include a gas hob and a built-in electric double oven, with a one and a half bowl composite sink and single drainer, partly tiled walls, an extractor fan, radiator, and laminate flooring. There is plumbing and space for both a washing machine and dryer, along with practical pantry cupboards.

### Conservatory

10'0" x 7'2" (3.05 x 2.2 )

Includes windows to the side and rear, Doors to rear garden and laminate floor.

### Master Bedroom

11'8" x 8'6" (3.57 x 2.61)

This carpeted bedroom offers built in wardrobes, Coving to ceiling, Patio to conservatory and a radiator.

### Bedroom 2 / Dining Room

11'3" x 8'2" (3.45 x 2.5)

Includes a window facing the rear of the property, a radiator and laminate flooring.

### Bedroom 3

8'3" x 7'1" (2.52 x 2.18)

Includes a window facing the rear of the property, a radiator and laminate flooring.

### Shower Room

8'6" x 4'8" (2.6 x 1.44 )

Window facing the side of the property, W.C, Hand wash basin with storage under, Heated towel rail, Extractor fan, Tiled walls and laminate floor.

### Rear Garden

This garden is mainly gravelled with a paved area, Fenced boundaries and two sheds.

### Garage

Detached garage with light and power points, Roller doors and personel door to side.





FLOORPLAN GOES HERE



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		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.