

## Tanglewood 64 Cheyne Walk, Hornsea, HU18 1BX

### £379,950

A fantastic four double bedroomed family home that is situated on the exclusive Cheyne Walk cul de sac.

This extremely well presented executive detached property occupies a large plot and enjoys a quiet area in the coastal town of Hornsea.

In addition to the four bedrooms this substantial home has a lounge, kitchen with fitted pantry, three bathrooms, a boot room, integral garage and attractive south facing gardens to the rear. With generous room proportions this is the perfect home for a growing family or anyone that loves space.

EPC rating of D



### Front Garden

Block paved drive for plenty of vehicles, gravelled edges with fenced boundaries

### Entrance Hall

Composite entrance door, feature windows to side, tiled flooring, staircase to first floor with spindled banister and two radiators

### Lounge

21'5" x 14'2" (6.55 x 4.33)

Window to side, french doors to rear leading into the garden, stone fireplace with gas fire, coving to ceiling, laminate flooring and two radiators

### Breakfast Kitchen

21'5" x 13'0" (6.54 x 3.98)

Windows to front and side, french doors to rear, fitted base units with complementary work surfaces, single drainer sink with 1 1/2 bowl, spotlights, built in fridge freezer, large central island with lights feature above, Range Master electric oven and six burner gas hob, built in dishwasher and wine fridge, under stairs pantry and laminate flooring

### Boot Room/ Rear Porch

7'3" x 3'8" (2.23 x 1.14)

Window to rear, vinyl flooring and door to side

### Ground Floor Shower Room

Velux and window to front allowing light to pour in on the neutral tiled walls and flooring, step in shower, vanity wash hand unit, WC, modern storage units and heated towel rail

### Bedroom 4

15'3" x 11'10" (4.66 x 3.62)

Located on the ground floor with two windows to front, coving to ceiling, loft access, laminate flooring and radiator

### Office

7'8" x 7'0" (2.35 x 2.15)

Window to rear, coving to ceiling, loft access and radiator

### First Floor Landing

Loft access.

### Master Suite

14'3" x 14'2" (4.36 x 4.33)

Window to rear aspect, built in wardrobes and cupboard with shelving, coving to ceiling, laminate flooring and radiator.

Doors to:

### Dressing Room

7'1" x 3'7" (2.18 x 1.10)

Window to rear and carpeted flooring

### En-Suite

6'11" x 6'9" (2.13 x 2.07)

Window to front, vanity unit housing wash hand basin, corner shower, WC, heated towel rail, tiled walls and flooring, storage unit and extractor fan

### Bedroom 2

13'0" x 11'0" (3.98 x 3.36)

Window to rear, coving to ceiling, dado rail, laminate flooring and radiator

### Bedroom 3

10'0" x 9'0" (3.07 x 2.75)

Window to front, built in wardrobes, coving to ceiling, dado rail, laminate flooring and radiator

### Bathroom

8'7" x 6'10" (2.63 x 2.09)

Window to front, Jacuzzi panelled bath, pedestal wash hand basin, WC, tiled walls and flooring and heated towel rail

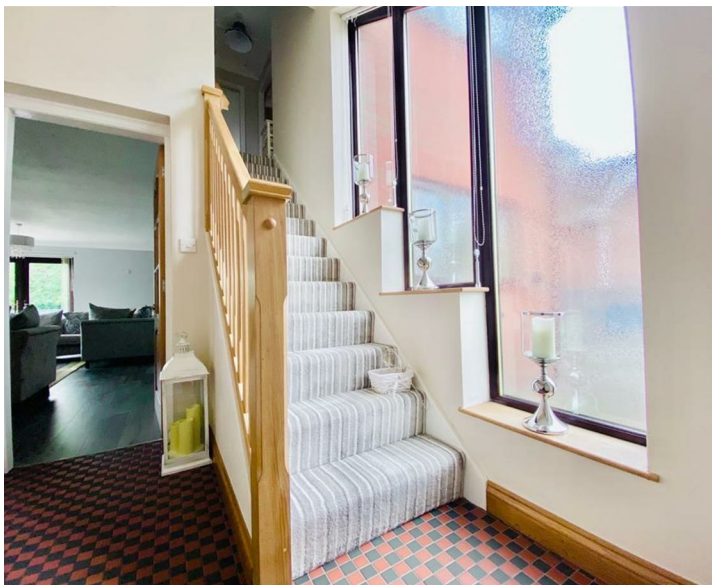
### Double Garage

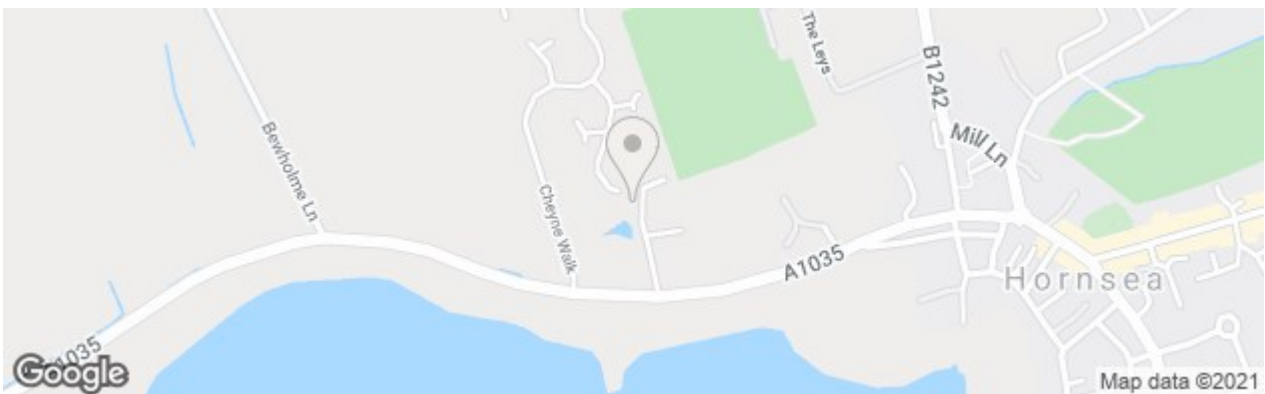
18'1" x 17'0" (5.53 x 5.19)

Attached, boarded, french doors to rear, extractor fan, plumbing for washing machine and sink unit

### Rear Garden

South facing, artificial grassed area, mainly paved, side access to both sides and fenced boundaries





**Our House Estate Agents**

20 Newbegin Hornsea, East Yorkshire, HU18 1AL

T. 01964 532121 | E. [office@ourhouseestateagents.co.uk](mailto:office@ourhouseestateagents.co.uk)





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	

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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