



**Cheyne Garth  
Hornsea  
HU18 1BF**

**Asking  
Price  
£323,000**



**\*\*\* MUST BE VIEWED \*\*\* VERSATILE FAMILY HOME WITH ANNEXE \*\*\*** Situated in this much sought after location of Hornsea, we are pleased to offer to the market this wonderfully versatile detached house which has been extended to accommodate an annexe benefiting from a ground floor wet room with wheelchair access, making it ideal for an elderly relative or family member to enjoy the benefits of independent living whilst residing with family. The accommodation briefly comprises reception hall, cloak room, lounge, dining room, fitted kitchen, conservatory and the annexe to afford a ground floor bedroom, dressing area and a shower room. To the first floor is the main bedroom with en suite amenities, two bedrooms which have been converted to provide a lounge area and adjoining bedroom (easily returned to the original build), a further fourth bedroom and there is a family bathroom. With mains gas central heating to radiators and double glazing, the property is set within pleasant gardens of good proportion with plenty of off street parking facilities and represents a fabulous family opportunity.

Further enquiries in order to view are encouraged and internal inspection will not disappoint.

Current EPC Rating of 'D'.

- Modern style detached house
- Annexe with wetroom
- Double glazing
- Simply requires viewing
- Sought after location
- Ideal for an elderly relative or a teenager
- Gardens and ample off street parking
- Versatile accommodation
- Gas central heating to radistors
- Fabulous family accommodation







## Entrance Hall

With a staircase off and a useful built in storage cupboard.

## Cloak Room

A low level wc, wash hand basin and a radiator.

## Lounge

4.68 x 4.30 (15'4" x 14'1")

Window to the front aspect and French Doors giving access to the garden. There is an Adam style fire surround with marble effect back and hearth, a radiator and an under stairs storage cupboard.

## Dining Room

3.46 x 2.68 (11'4" x 8'9")

Having a radiator and opening to:

## Conservatory

4.00 x 2.70 (13'1" x 8'10")

With two wall heaters and a French Door giving access to the rear garden.

## Kitchen

4.46 x 3.42 (14'7" x 11'2")

A good range of fitted floor and wall units with rolled edge laminated preparation surfaces having an inset sink unit with monobloc tap and there is a matching island unit. Tiled floor and partially tiled walls, an over head extractor canopy, plumbing for a dish washer and an automatic washing machine, window to the rear aspect and a radiator.

## Ground Floor Bedroom

5.40 x 2.37 (17'8" x 7'9")

Window to the front aspect, fitted wardrobes, over head cupboards and a radiator. There is also access to a boarded loft area which has a light.

## Dressing Area

2.90 x 2.42 (9'6" x 7'11")

With a radiator.

## Shower Room

2.71 x 2.44 (8'10" x 8'0")

Tiled floor and walls, a radiator and a tall chrome heated towel rail and there is an electric shower unit.

## Bedroom One

5.30 x 5.18 (17'4" x 16'11")

Windows to the front and rear aspects and there is an extensive range of fitted wardrobes, over head cupboards, dressing table unit, drawers and bedside cabinets.

## En Suite

A plumbed shower unit within an independent enclosure, wash hand basin and a low level wc within a vanity unit. Tiled walls, a radiator and a shaver socket.

## Bedroom Two

3.48 x 2.68 (11'5" x 8'9")

Window to the rear aspect, a radiator and a walk in built in wardrobe.

## Bedroom Three

4.30 x 2.65 (14'1" x 8'8")

Measurements to mirror fronted fitted wardrobes, window to the front aspect and a radiator.

## Bedroom Four

2.85 x 2.00 (9'4" x 6'6")

Measurements to fitted wardrobes, window to the front aspect and a radiator.

## Family Bathroom

A white suite to comprise a panelled shower bath, wash hand basin and a low level wc within a vanity unit. There is a tall chrome heated towel rail, partially tiled walls, spotlights to the ceiling and a digital shower unit over the bath with a shaped shower screen to the bath side.

## Gardens

There are gardens of good proportion to the front and rear of the property which are laid mainly to brick block paving with low maintenance in mind

## Car Parking

There are car parking amenities for a number of vehicles via a driveway to the front of the property.

## 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.

Disclaimer - These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any

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## About Us

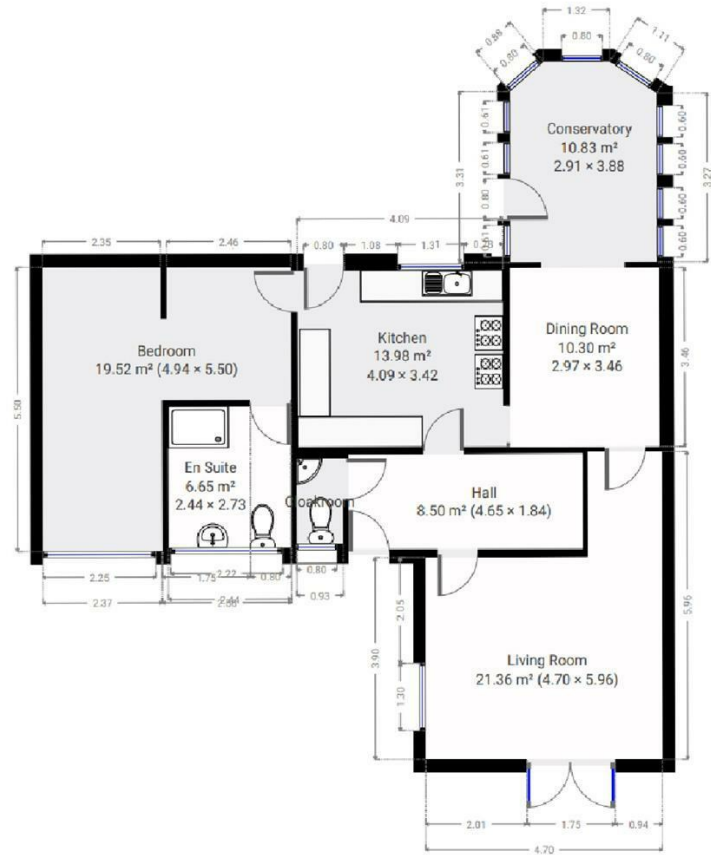
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## Valuations

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.

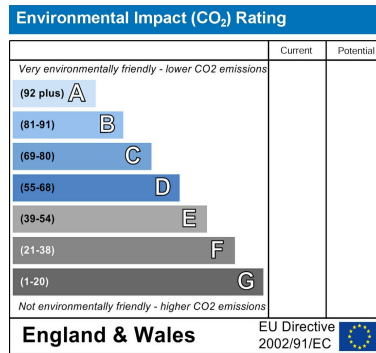
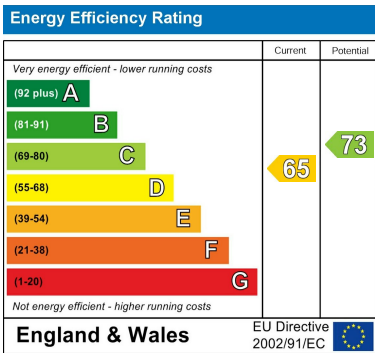
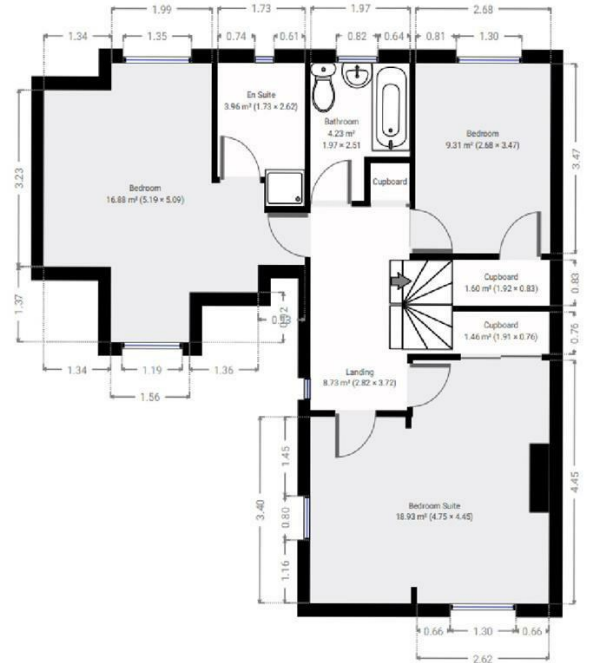
▼ Ground Floor

TOTAL AREA: 92.63 m<sup>2</sup> • LIVING AREA: 92.63 m<sup>2</sup> • ROOMS: 4



▼ 1st Floor

TOTAL AREA: 65.57 m<sup>2</sup> • LIVING AREA: 65.57 m<sup>2</sup> • ROOMS: 3



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