

83 Cheyne Garth, Hornsea HU18 1BF

£299,950

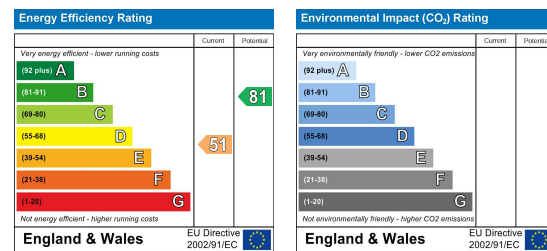
Floor Plan (for identification purposes only)



Viewing

Please contact our Q & C Hornsea Office on 01964 537123 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.





- AN EXTENDED DETACHED FAMILY HOUSE
- RECEPTION HALL, LOUNGE AND CONSERVATORY
- THREE DOUBLE AND ONE SINGLE BEDROOMS
- GARDENS FRONT AND REAR
- EPC: E

- CHOICE LOCATION BACKING ONTO OPEN FIELDS
- SNUG SITTING ROOM, 25 FT DINING KITCHEN AND UTILITY
- EN-SUITE SHOWER ROOM AND HOUSE BATHROOM
- DOUBLE WIDTH PARKING COURT AND DOUBLE GARAGE

AN EXTENDED FOUR BEDROOMED DETACHED FAMILY HOUSE WHICH ENJOYS A CHOICE RESIDENTIAL LOCATION BACKING ONTO OPEN FIELDS AND OFFERS SPACIOUS ACCOMMODATION OF NEARLY 1600 SQUARE FEET. THE HOUSE INCORPORATES GARDENS BOTH TO THE FRONT AND REAR, A DOUBLE WIDTH PARKING COURT AND A DOUBLE GARAGE. THIS PROPERTY HAS BEEN COMPETITIVELY PRICED AND SIMPLY MUST BE VIEWED!

LOCATION

This property stands in a choice plot backing onto open fields and providing the house with some lovely rural views. The property is located on the fringe of a now nicely mature residential development which was completed by Wilcon homes in the 1990s and leads off the end of Cheyne Walk from Seaton Road, about a mile to the North West of the main town centre.

Hornsea is a small East Yorkshire coastal town which has a resident population of a little over 8,000. The town offers a good range of local amenities including a range of shops, bistros and restaurants, schooling for all ages and a host of recreational facilities including sailing and fishing on Hornsea Mere, as well as the beach and seaside amenities, a leisure centre and an 18 hole golf course. The town is also well known for the Hornsea Freeport, a large out of town retail shopping village and leisure park. The town lies within 18 miles drive of the city of Hull, 13 miles of the market town of Beverley and about 25 miles from the M62.

ACCOMMODATION

The accommodation has mains gas central heating via hot water radiators, UPVC double glazing (to all but the front entrance door and side panels which are double

glazed but have timber frames), and is arranged on two floors as follows:

RECEPTION HALL

8'11" x 13'3" (2.72m x 4.04m)

With front entrance door, a dog leg spindled staircase leading off, engineered oak flooring, ceiling cove and one central heating radiator.

LOUNGE

14' x 15'5" (4.27m x 4.70m)

With double corner entry doors leading in from the hall, an electric living flame effect fire set in a surround with conglomerate marble hearth and inset, double UPVC French doors leading through to the conservatory and two central heating radiators.

CONSERVATORY

13'1" x 13'1" (3.99m x 3.99m)

(measured to glass). With a brick base, UPVC double glazed windows on three sides, double French doors leading out into the rear garden, a pitched, glazed roof with a ceiling light / fan fitting, laminate flooring and one central heating radiator. The conservatory enjoys a super outlook over the rear garden with open fields beyond.

SNUG SITTING ROOM

9'8" x 11'9" (2.95m x 3.58m)

With ceiling cove and one central heating radiator.

DINING KITCHEN

11'8" x 25'1" overall (3.56m x 7.65m overall)

With double UPVC French doors opening out onto the rear garden, engineered oak flooring, a useful built in cloaks cupboard, ceiling cove and one central heating radiator. The kitchen area is fitted out with a good range

of matching fitted base and wall units which incorporate white high gloss fronts with complimentary quartz, work surfaces, an inset 1 1/2 built sink and a matching breakfast bar. There is a Flavel range style cooker with cooker hood over, an integrated dishwasher and wine cooler, space for an American style fridge freezer and downlighting to the ceiling.

UTILITY ROOM

8'9" x 7' (2.67m x 2.13m)

With fitted base and tall cupboards, worksurface with an inset stainless steel sink and tiled splashback, plumbing for an automatic washer, a wall mounted Ideal classic gas central heating boiler, Kardean flooring, ceiling cove, rear entrance door and one central heating radiator.

FIRST FLOOR

PART GALLERIED LANDING

With spindled balustrade to the stairwell, built in cylinder cupboard, ceiling cove and one central heating radiator.

MASTER BEDROOM 1 (REAR)

14' x 10'10" overall (4.27m x 3.30m overall)

With a good range of matching fitted bedroom furniture including seven door fitted wardrobes, a king size headboard with concealed bedside lights above, beside drawer units, top storage cupboards, doorway leading through to the en-suite and one central heating radiator.

EN-SUITE SHOWER ROOM

5'6" x 7' (1.68m x 2.13m)

With modern white suite comprising a walk in shower cubicle, vanity unit with wash hand basin and a low level W.C., part tiled walls, an illuminated wall mirror, shaver point, ceiling cove and a ladder style hot towel rail.

BEDROOM 2 (FRONT)

10'9" x 17' overall (3.28m x 5.18m overall)

With ceiling cove, access hatch to the roof space, two downlights and one central heating radiator.

BEDROOM 3 (REAR)

10' x 12' overall (3.05m x 3.66m overall)

With fitted wardrobes incorporating three full height sliding doors, ceiling cove and one central heating radiator.

BEDROOM 4 (FRONT)

11'5" x 9'1" overall (3.48m x 2.77m overall)

With ceiling cove and one central heating radiator.

HOUSE BATHROOM

5'6" x 8' (1.68m x 2.44m)

With a modern three piece white suite comprising a twin ended free standing bath complete with floor mounted mixer tap and a hand shower, fitted vanity unit with wash hand basin, low level W.C., ceramic tiled flooring, full height tiling to the walls, ceiling cove, downlights, shaver point and a ladder style hot towel rail.

OUTSIDE

The house is approached over a private driveway (serving just two properties) and this leads to double width PARKING COURT in front of a brick and tile built DOUBLE GARAGE with power and light laid on. There is also a good sized lawned foregarden along with ornamental borders. To the rear is a mainly lawned garden which includes a paved patio area, ornamental borders and backs onto open fields. There is also outside security lighting, outside power points and a cold water tap.

TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendor's solicitors) and vacant possession will be given upon completion.

EXTRAS

All fitted floor coverings are to be included in the sale price along with other fixtures and fittings outlined in this brochure.