



7 Cheyne Walk, Hornsea, HU18 1BX

Offers Over £360,000



****STUNNING VIEWS TO THE REAR****

Situated in a rarely available location this property overlooks the Mere to rear and the sunsets are amazing to watch. A great sized property with all modern amenities, an internal inspection is a must. There is a larger garden to the rear with a specially placed patio to watch the Mere, which is private and not overlooked from behind.

The house itself comprises:- Hallway, large lounge with picture patio doors to the rear to make the most of the sunsets, practical kitchen with utility area off, large conservatory adding to the useable accommodation, study/dining room and downstairs wc. Upstairs are three bedrooms and family bathroom. Outside offers parking to the front, a single integral garage and those gardens.

Call now to book your viewing!

EPC - C

Tenure - Freehold

Council Tax band - E

Front Garden

Double gates leading to a drive with ample parking, access to the rear and garage.

Entrance Porch

Door to front, with windows to side.

Entrance Hall

13'2" x 7'1" (4.02 x 2.17)

Entrance door leading to hallway, staircase to first floor with spindle banister.

Cloakroom (WC)

3'6" x 5'4" (1.09 x 1.65)

Window to side, vanity wash hand basin and w.c, radiator.

Lounge

23'3" x 12'9" (7.1 x 3.9)

Bay window to front and patio doors to rear, wood fire place with marble inset and hearth and electric fire, wooden flooring.





Dining Room/ Office

15'8" x 8'2" (4.78 x 2.49)

Windows to front and side, coving to ceiling and carpet.

Kitchen Diner

15'9" x 9'8" (4.82 x 2.95)

Window and French doors to rear, a range of fitted wall and base units with complimentary work surfaces and single drainer with one and a half bowl sink. Built in electric oven and hob with extractor fan over, laminate flooring, tiled walls and coving to ceiling. Understairs cupboard and doors to hall and dining room/office.



Utility Area

3'10" x 9'3" (1.18 x 2.82)

Fitted wall and base units, door to garage.

Conservatory

11'5" x 12'10" (3.48 x 3.93)

French doors to side. Windows to other side and rear.

First Floor Landing

Galleried landing, window to side, loft access and built in cupboard housing the boiler and tank.

Master Bedroom

12'11" x 13'3" (3.94 x 4.04)

Window to rear, built in wardrobes, coving to ceiling, carpet and radiator.

Bedroom 2

13'5" x 9'10" (4.1 x 3.0)

Window to rear, built in cupboard, carpet and radiator.

Bedroom 3

12'10" x 9'9" (3.93 x 2.99)

Window to front, coving to ceiling, carpet and radiator.

Bathroom

9'11" x 6'4" (3.04 x 1.94)

Window to rear, vanity unit including wash hand basin and w.c, step in shower cubicle, panelled bath, carpet and radiator.

Rear Garden

West facing garden laid mainly to lawn with hedged boundaries, side access and countryside views. Garden shed and greenhouse.

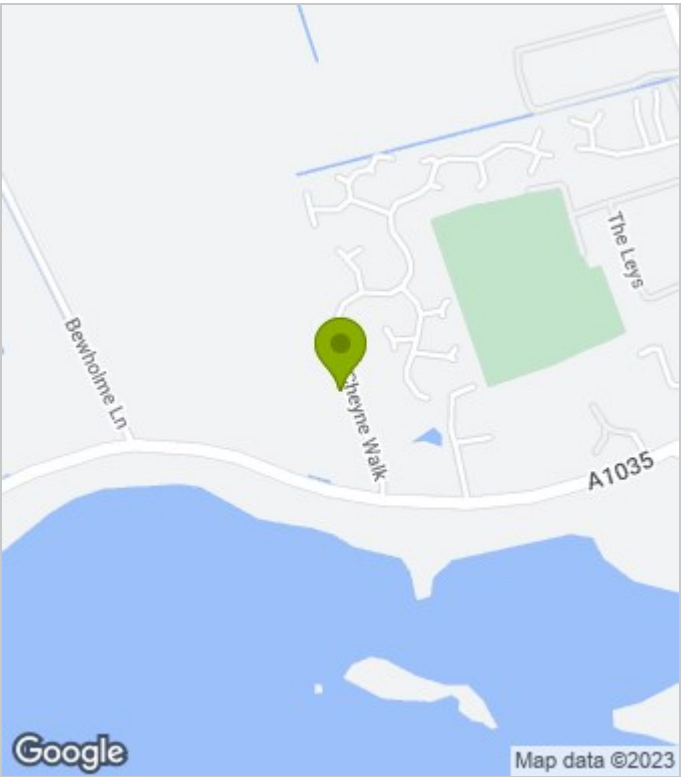
Garage

18'3" x 8'9" (5.57 x 2.69)

Single garage with up and over door, power and light.



FLOORPLAN GOES HERE



Viewing

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	