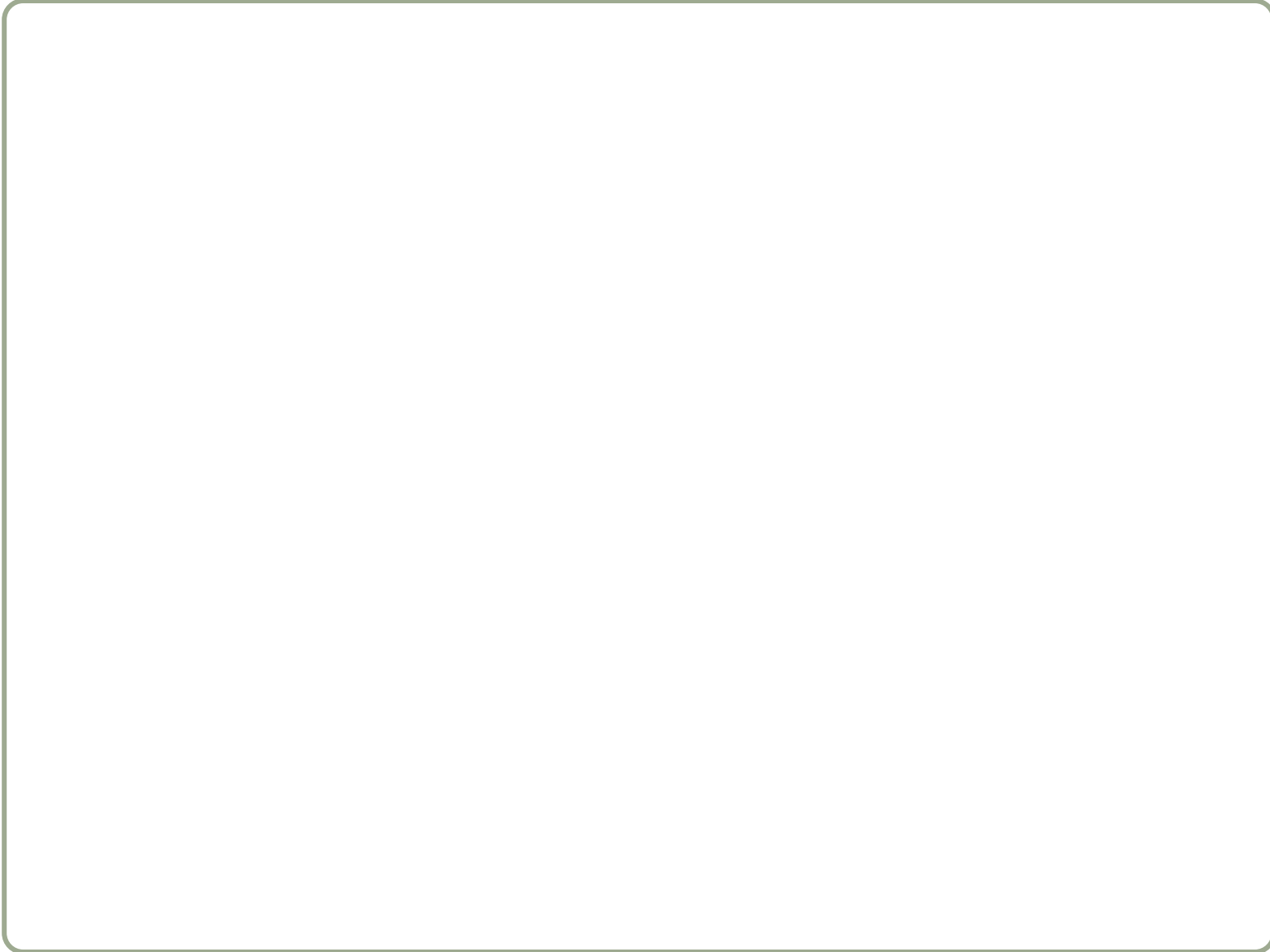
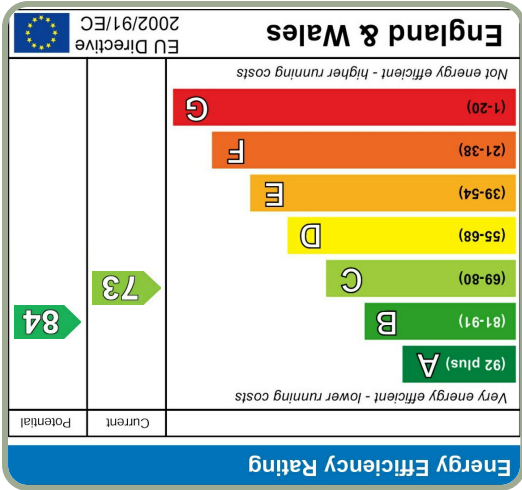


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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.

## Viewing



## Our House Estate Agents

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48 Cheyne Garth, Hornsea, HU18 1BF  
£367,500



• Desirable Cul-De-Sac Location • Double Garage • Executive Detached • Large Rear Garden • 4 Bedrooms • Ample Parking

**\*\*SPACIOUS DETACHED, QUIET CUL-DE-SAC LOCATION\*\***

Nestled at the end of a peaceful cul-de-sac, this impressive four-bedroom home in Hornsea offers space, style, and tranquillity. The property boasts a large, beautifully maintained garden with mature trees and shrubs, providing a perfect setting for outdoor relaxation and entertaining.

Inside, the modern kitchen diner is designed for both functionality and socialising, while the bright conservatory adds an inviting extra living space with garden views. The master bedroom features a dedicated dressing area and en-suite, offering a private retreat, to the first floor - a further two double bedrooms and family bathroom. A double garage provides ample parking and storage. A further side grassed area situated adjacent to the property which could potentially become hardstanding.

This is an ideal family home in a sought-after location—contact us today to arrange a viewing!

EPC: C  
Council Tax: E  
Tenure: Freehold



**Front Garden**

Driveway with parking for multiple vehicles. Paved brick and gravel, access to garage and shrubs to sides.

**Entrance Hall**

Entrance door with window to side, leading to staircase to first floor with spindle banister. French doors to living room, door to inner hall leading to W.C and bedroom 4. Engineered oak flooring, coving, radiator.

**Cloakroom W.C**

Window to side, hand wash basin, W.C, heated towel rail, extractor fan, part tiled walls and tiled flooring.

**Lounge**

15'5" x 13'11"

Windows to side, French doors to conservatory. Remote controlled living flame gas fire, engineered oak flooring, coving to ceiling, two radiators.

**Kitchen Diner**

25'3" x 11'5"

Windows to front, side and rear. A range of high end fitted wall and base units with complimentary Silkstone work surfaces, composite single drainer with double bowl sink. Built in NEFF self-cleaning electric fan oven and AEG 600mm 5 ring ceramic hob with NEF 600mm fan extractor over, filter tap, walk in store cupboard, built in fridge and slimline dishwasher. Engineered oak flooring, coving to ceiling and two radiators.

**Utility**

8'9" x 6'10"

Door to rear, a range of high end fitted wall and base units with pull out

larder and two full height cupboards, with complimentary Silkstone work surfaces. Composite single drainer and bowl sink, built in washing machine, cupboard housing boiler, space for American style fridge freezer. Coving to ceiling and engineered oak flooring.

**Conservatory**

13'5" x 13'1"

Windows to side, rear and doors to conservatory. Solid roof - insulated. Tiled flooring and radiator.

**GF Study/ Bedroom 4**

9'8" x 7'9"

Window to side, engineered oak flooring, radiator.

**First Floor Landing**

Window to front, dado rail, cupboard, carpet and radiator.

**Master Bedroom**

14'0" x 9'11"

Window to rear, coving to ceiling, carpet and radiator. Open arch to dressing room.

**En-Suite**

6'10" x 5'6"

Window to rear, hand wash basin in vanity with storage - wall and base. Step in shower with shower boarding to walls, W.C, extractor fan, tiled flooring and radiator.

**Walk In Dressing Room**

8'10" x 5'6"

Window to front, built in wardrobes, coving to ceiling, carpet and radiator. Open to bedroom.

**Bedroom 2**

10'0" x 9'11"

Window to rear, built in wardrobes with sliding glass doors, carpet and radiator.

**Bedroom 3**

11'5" x 6'8"

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

**Bathroom**

8'0" x 5'6"

Window to side, hand wash basin in vanity unit with wall and base units, W.C, panelled bath with shower over, tiled flooring and part tiled walls, coving to ceiling, extractor fan and radiator.

**Rear Garden**

Laid mainly to lawn with paved area, side access, ornamental pond, fenced boundaries and planted borders. Large shed - (2.78m x 4.82m) and separate potting shed, both with lighting and electrical sockets. Raised rockeries with mature shrubs. Two raised decked areas, mature trees and shrubs. External electrical socket and two external taps.

**Double Garage**

16'5" x 16'3"

Attached garage, with power and light points, electric roller door.

**Further Grassed Area**

A further side grassed area situated adjacent to the property which could potentially become hardstanding.

