



22a Cheyne Walk, Hornsea, HU18 1BX
£365.000



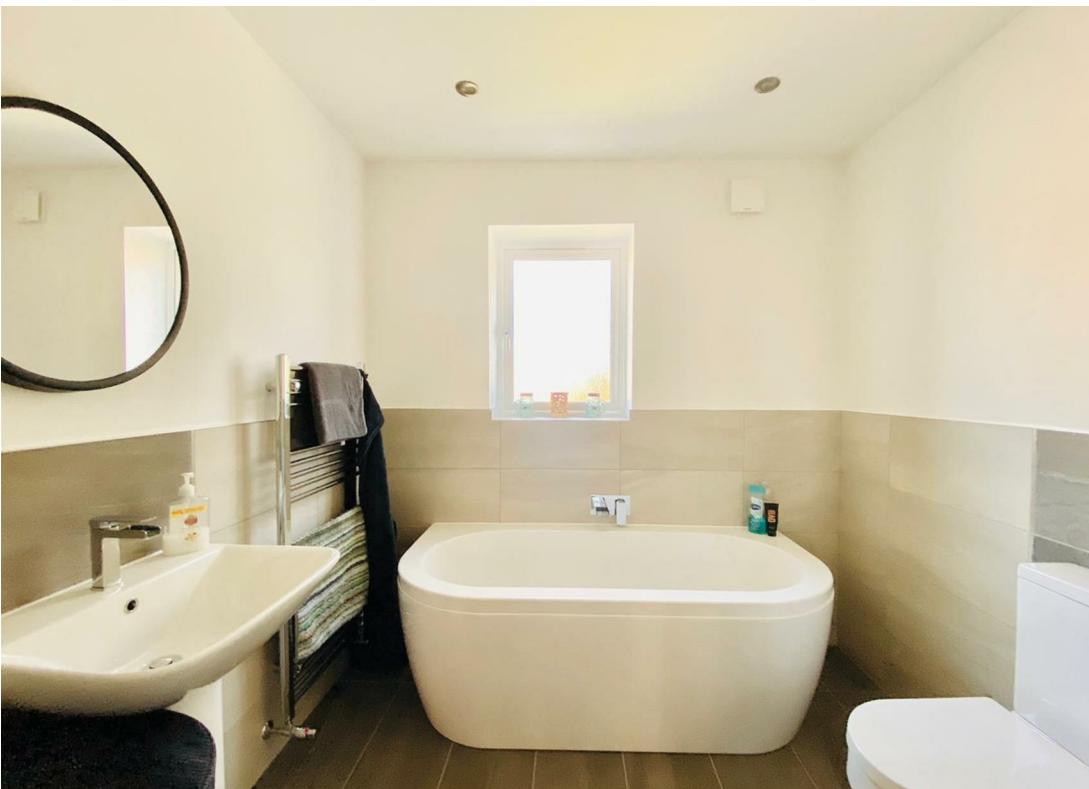
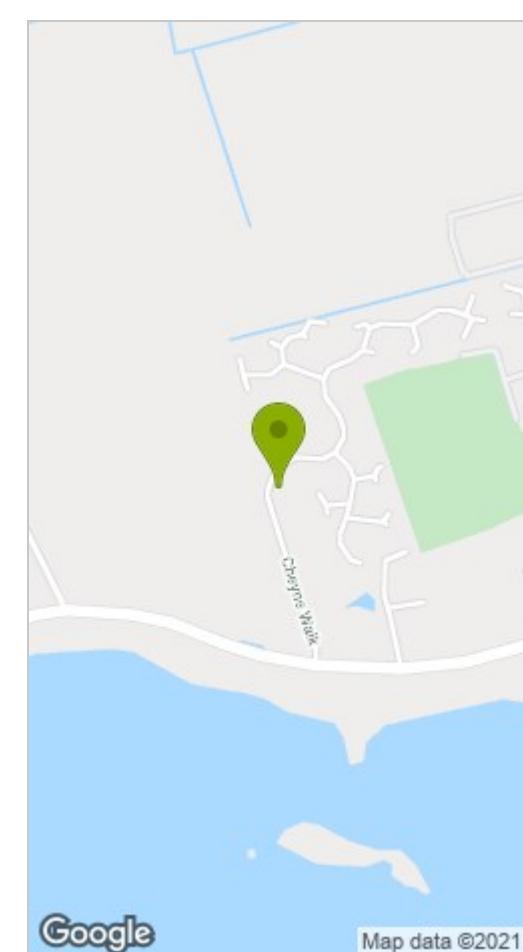
If you're looking for an immaculate and spacious home, look no further! Built to a high specification in 2018 as an individual build, and beautifully presented by the current owners, this property is unique in it's own right and provides light and warmth to create the perfect family home.

The property boasts a large family living room with multi-fuel burner, a good sized, modern kitchen-diner spanning the rear of the property, which is a great space for entertaining, with bi-fold doors leading out onto the garden. There is a utility, integral garage and cloakroom/WC to complete the ground floor. Upstairs

you will find four great sized bedrooms, the master has an en-suite and a stunning bathroom that provides a free standing bath and corner shower. On the second floor is the loft room that spans over 31ft and has been mostly converted ready to be used as two additional bedrooms subject to necessary regulations.

This property is not to be missed so call us now on 01964 532121 to arrange your viewing.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(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

Front Garden

Block paved driveway with space for multiple vehicles, lawned area and walled boundaries.

Entrance Hall

Entrance door leading into a homely hallway that has carpeted flooring, staircase to first floor with spindle banister and radiator.

Cloakroom WC

Window to front, WC, vanity unit housing wash hand basin, spot lighting, tiled flooring, extractor fan and radiator.

Lounge

16'5" x 14'3" (5.01 x 4.35)

Beautiful square bay window to front with two additional windows to side allowing the light to fill the room. Multi-fuel log burner, carpeted flooring and radiator.

Kitchen Diner

18'4" x 13'11" (5.61 x 4.25)

Bi-fold doors to rear with stunning outlook onto the garden, additional windows to rear and side. A range of fitted white gloss wall and base units with complementary work surfaces, single drainer sink unit, Cuisine electric master oven with five ring hob and extractor hood over. Spotlights to ceiling, television point, high gloss tiled flooring and two radiators.

Utility

10'4" x 7'3" (3.17 x 2.21)

Window and door to garden at rear, base units with work surfaces over, single drainer stainless steel sink, space for dryer,

plumbing and space for washing machine, tiled flooring, extractor fan, door to integral garage and radiator.

First Floor Landing

Spindle banister, carpeted flooring, hot water tank cupboard, loft hatch with drop down ladder and radiator.

Master Bedroom

19'1" x 10'5" (5.82 x 3.18)

Window to front and two windows to side, carpeted flooring and radiator.

En-suite

10'5" x 6'2" (3.19 x 1.90)

Window to rear, WC, vanity unit housing twin wash basins, corner shower unit, shaver point, built in additional cream gloss base units. Tiled flooring, part tiled walls, heated towel rail and extractor fan.

Bedroom 2

14'9" x 10'5" (4.50 x 3.18)

Windows to side and rear, carpeted flooring and radiator.

Bedroom 3

15'10" x 7'7" (4.83 x 2.32)

Window to front, with stunning views over the countryside, carpeted flooring and radiator.

Bedroom 4

8'11" x 7'7" (2.74 x 2.32)

Window to front, carpeted flooring, bulkhead and radiator.

Bathroom

9'0" x 7'8" (2.75 x 2.34)

Window to rear, WC, free standing bathtub, corner shower unit, heated towel rail, tiled flooring, part tiled walls, spotlights to ceiling and extractor fan.

Loft Room

31'2" x 11'9" (9.51 x 3.60)

Fully boarded out with insulation, electrics and lighting, pull down ladders for access and possibility to be fully converted.

Integral Garage

17'3" x 10'7" (5.28 x 3.24)

Up and over door, light and power points and two windows to side.

Garden Room

15'5" x 9'1" (4.72 x 2.79)

Built in bar, windows to front and side, French doors to front, electric laid on and carpeted flooring.

Rear Garden

Laid mainly to lawn, fenced boundaries with gates to both sides, outside electrics and mature trees.



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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