



40 Cheyne Garth, Hornsea, HU18 1BF
£399,950

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An immaculately presented and substantial four-bedroom executive detached residence, ideally positioned in a highly sought-after location to the west of the popular seaside town of Hornsea.

Occupying a generous plot at the head of a quiet cul-de-sac on Cheyne Garth, this impressive family home features a private driveway, beautifully maintained wraparound gardens, and convenient access to a wide range of local amenities.

The spacious accommodation is arranged over two floors and includes two well-proportioned reception rooms, a fitted kitchen with adjoining utility room, an additional conservatory, and a convenient downstairs W.C. To the first floor are four generously sized double bedrooms, including a master bedroom with en-suite facilities.

Outside, the landscaped west-facing gardens provide delightful spaces for entertaining and enjoying sunshine throughout the day. The expansive garage offers capacity for up to four vehicles, while also presenting an excellent opportunity for use as a workshop or extensive storage.

Front Garden

Double driveway to the front of the garage, well manicured garden with lawned areas, shrub borders and centre pieces and paved pathways to the front entrance.

Garage

Detached and located to the right side of the property it can fit four cars. Electronically operated doors, a side entrance door from the garden and light and power points.

Entrance Hall

Window to front, staircase to first floor with under stairs storage, carpet.

Cloakroom (WC)

Window to front, hand wash basin, W.C, vinyl flooring and radiator.

Lounge

21'1" x 11'3" (6.45 x 3.44)

Over 20 feet in length this well presented lounge has a square bay window with recently fitted shutters, to the front with a lovely window seat and patio doors to the rear leading onto the conservatory. Additionally you will find a modern electric fire with Adam style surround, coving to ceiling, carpeted flooring and two radiators. A further set of French doors lead through to:

Dining Room

12'0" x 11'9" (3.66 x 3.59)

Window to the rear overlooking the garden, picture rail, carpeted flooring and radiator.

Breakfast Kitchen

15'6" x 8'0" (4.74 x 2.45)

Windows to side over looking the courtyard and window to rear overlooking the manicured gardens. A range of fitted wall and base units with complimentary work surfaces, a one and a half bowl sink unit with double drainer. Additionally there's a built in double electric oven with electric hob and extractor hood over. There's space and plumbing for a dishwasher, laminate flooring, picture rail and coving to ceiling, radiator and a door way leading to:

Utility

8'0" x 5'3" (2.45 x 1.62)

An additional storage space with matching wall and base units to the kitchen and work surfaces, a single sink and drainer unit, space for washing machine and fridge/freezer, central heating boiler, partially tiled walls, pantry cupboard, laminate flooring and a side door out to the garden.

Conservatory

12'5" x 9'6" (3.80 x 2.91)

Windows to side and rear, doors to both sides out into the garden and tiled flooring.

First Floor Landing

Spindle banister, coving to ceiling, airing cupboard and radiator.

Master Bedroom

11'5" x 14'11" (3.48 x 4.56)

Windows to side and rear, fitted wardrobes, carpeted flooring, TV points, radiator and door to:

En-Suite

9'4" x 5'7" (2.87 x 1.72)

Window to front, twin vanity wash hand basins, WC, step in shower, partially tiled walls, vinyl flooring, shaver point, heated towel rail and extractor fan.

Bedroom 2

11'2" x 9'9" (3.41 x 2.98)

Window to rear, built in wardrobes, TV point, coving to ceiling, carpeted flooring and radiator.

Bedroom 3

10'8" x 7'9" (3.27 x 2.38)

Window to front, coving to ceiling, TV point, carpeted flooring and radiator.

Bedroom 4

7'10" x 8'8" (2.41 x 2.66)

Window to rear, coving to ceiling, loft hatch, TV point, carpeted flooring and radiator.

Bathroom

10'7" x 5'6" (3.23 x 1.68)

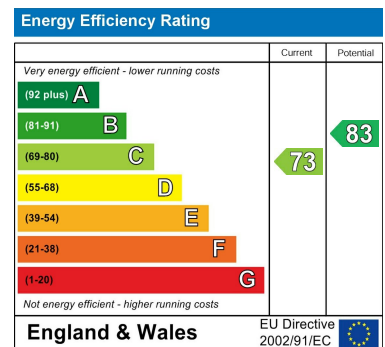
Window to front, WC, pedestal wash hand basin, panelled bath with shower over, coving to ceiling, partially tiled walls, extractor fan and radiator.

Rear Garden

Wrapped right round the house and providing two garden spaces. The courtyard accessed from the utility door that is paved with shrub and gravelled borders and gazebo, the main garden can be accessed from here and the conservatory it is laid mainly to lawn with paved area, summerhouse, mature tree/shrub and flower borders, access to the garage and gates to both sides onto the street.

There are 2 double outdoor electric boxes and 1 water tap.

Directions



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