



**Sunnydene Eelmere Lane, Cowden HU11 4UL**  
**Offers in the region of £160,000**



- Tucked Away Location
- Well Secluded Plot
- Freehold
- South Facing
- Large Terrace
- 1/2 Bedrooms
- Bathroom with Four Piece Suite
- Plenty of Parking
- Extra Large Car Port
- EPC - Exempt

What a wonderful opportunity, set in a tucked away location on a freehold plot, this delightful bungalow style property only needs to be viewed. The accommodation has gas central heating, UPVC double glazing and features an open plan dining kitchen with appliances, lounge, fitted master bedroom, bathroom/w.c. with multi-jet shower and roll top bath, and bedroom 2/utility room.

A large covered south facing terrace adjoins the lodge and there is plenty of parking with an extra large covered car port and store.

#### LOCATION

This property is located on Eelmere Lane which leads off the B1242 Hornsea to Withernsea road, approximately 3.5 miles to the south of Hornsea. Ideal for those wishing to 'get away from it all' the property forms one of a small group of properties located between the main road and the Cowden Caravan Park. The property enjoys a southerly aspect to the front in a particularly secluded plot. Whilst there are only very limited facilities available at Cowden there is easy access down to the beach at nearby Mappleton (a little over a mile to the north) and a good range of amenities in the seaside town of Hornsea.

#### ACCOMMODATION

The accommodation has gas central heating via hot water radiators, UPVC double glazing, and is briefly arranged on one floor as follows:

#### ENTRANCE HALL

4'7" x 12'3" (max) (1.40m x 3.73m (max)) with a UPVC front entrance door and matching side panels, built in airing cupboard, and cupboard housing the central heating boiler, downlighting to the ceiling, one central heating radiator and doorway to:

#### DINING KITCHEN

8'9" x 13'5" (2.67m x 4.09m) which is open plan to the living room and incorporates a good range of fitted base and wall units incorporating work surfaces with an inset twin sink with glass covers, tiled splash backs, built in oven with split level hob incorporating cooker hood over, integrated dishwasher and fridge freezer, pelmet lighting, down lighting to ceiling, ceramic tiled flooring to the kitchen area, and there is a sliding patio door from the dining area leading onto to the terrace.

#### LOUNGE

12'7" x 13'6" (3.84m x 4.11m) with a bow window to the front and a bay window to the side, a feature electric fire with surround and inset, two built in display alcoves, downlighting to the ceiling and one central heating radiator.

#### BEDROOM 1

11'4" x 13'6" (3.45m x 4.11m) which leads off the central hall and has a good range of fitted wardrobes incorporating top storage cupboards over a recess for a double bed with matching bedside tables and drawer unit, bow window to the front, downlighting to the ceiling, two central heating radiators in the fitted wardrobes and one central heating radiator to the room.

#### BEDROOM 2/UTILITY ROOM

7'8" x 8'6" (2.34m x 2.59m) currently used as a utility room, with a built in wardrobe, work surface incorporating plumbing for an automatic washer, top storage cupboards, downlighting to the ceiling, access hatch to the roof space, ceramic tiled floor covering and one central heating radiator.

#### BATHROOM/W.C.

6'1" x 8'5" (1.85m x 2.57m ) with a four piece suite incorporating a roll top bath with mixer taps and hand shower over, independent shower cubicle with multi-jet shower, vanity unit housing a wash hand basin, low level w.c., full height tiling to the walls, ceramic tiled floor covering, downlighting to the ceiling and a ladder style towel radiator.

#### OUTSIDE

The property fronts onto a raised covered terrace area with steps leading down to further patio areas providing lots of alfresco dining areas with a delightful southerly aspect. Beyond this is an extra large gravelled courtyard which has mature planting and enjoys a particularly secluded position. An automatic gate leads from Eelmere Lane where there is plenty of parking and an extra large block and timber built car port with an aluminium corrugated roof including an adjoining store with power and light laid on. There is also external lighting and a propane gas storage tank is located to the side of the car port.

#### 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 at a date to be agreed.

#### COUNCIL TAX

The property is in band A for council tax purposes.



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