



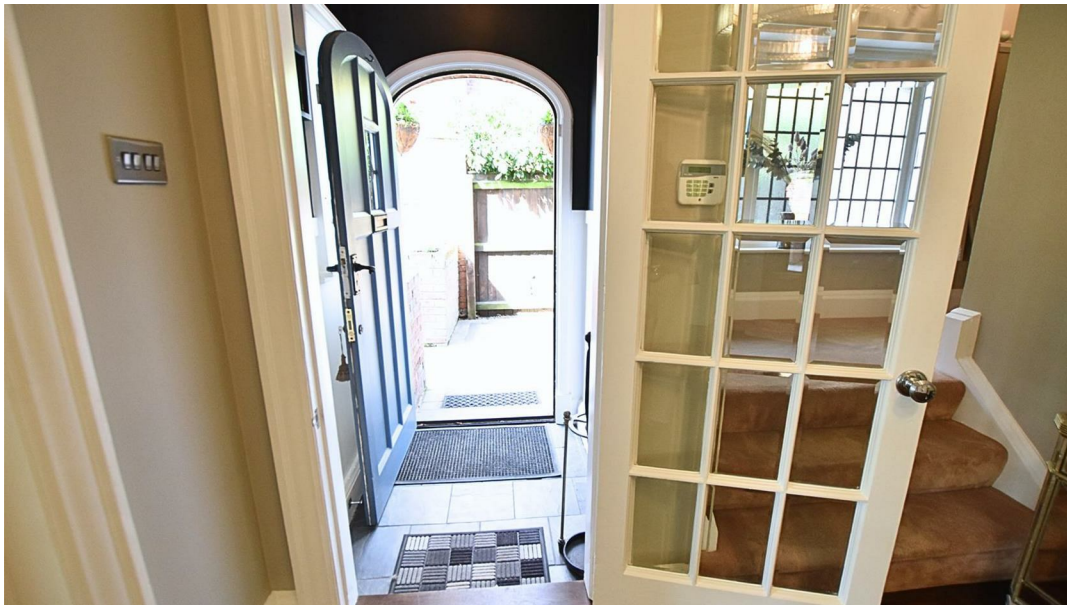
51 Park Drive Grimsby DN32 0EQ

JowWalker

£525,000

E S T A T E A G E N T S

Welcome to 51 Park Drive, Grimsby a substantial and beautifully extended four-bedroom semi-detached family home offering an impressive blend of space, comfort and versatility in one of the town's most desirable residential settings. Park Drive is widely regarded as an exclusive and sought-after tree-lined crescent known for its attractive period homes established greenery and peaceful community-focused atmosphere. The road forms part of a well-regarded residential enclave where properties rarely come to market reflecting its long-standing popularity with families seeking both space and prestige. The mature trees and generous plots give the area a distinctive almost suburban character setting it apart from much of Grimsby's more urban surroundings. Grimsby itself carries a rich and fascinating maritime history, once standing as one of the world's most important fishing ports with its heritage still visible in parts of the town today. While the town has evolved significantly through regeneration and modern development areas such as Park Drive retain a sense of tradition and established charm, combining history with contemporary family living. This exceptional home has been thoughtfully extended to create a spacious and flexible layout perfectly suited to modern lifestyles, and is further enhanced by a substantial rear garden ideal for family enjoyment, outdoor entertaining and relaxing in a private green setting.



THE HOUSE

Step into a home where timeless Victorian elegance is beautifully reimagined for modern family living. This substantially extended traditional semi-detached residence offers an exceptional blend of period charm, generous proportions, and thoughtfully curated contemporary upgrades creating a home that is both impressive and effortlessly welcoming.

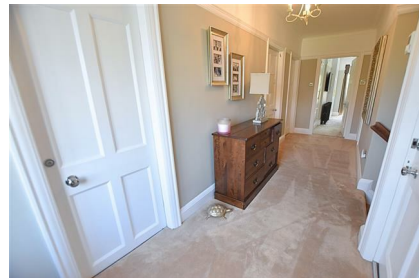
From the outset, the property captivates with its classic façade and arched entrance doorway, leading into an enclosed porch perfect for greeting guests or escaping the elements. Beyond, a striking reception hallway sets the tone, showcasing high skirting boards, ornate coving, ceiling roses, and elegant decorative lighting, all of which echo the craftsmanship of a bygone era while maintaining a refined, sophisticated feel.

The ground floor unfolds with a series of beautifully appointed living spaces, each offering its own character and purpose. The formal lounge is a graceful setting for entertaining, bathed in natural light and enhanced by its period detailing. A separate music room and library provides a versatile retreat ideal as a snug, study, or creative space.

At the heart of the home lies an outstanding open-plan living dining kitchen designed with both style and functionality in mind. This impressive space serves as the true hub of the home perfect for everyday family life and hosting alike. The kitchen flows seamlessly into a relaxed sitting area where striking chalet-style bi-folding doors open out onto the rear garden inviting the outdoors in and creating a wonderful sense of space and connection. Whether enjoying summer gatherings or cosy evenings, this space adapts beautifully to every occasion.



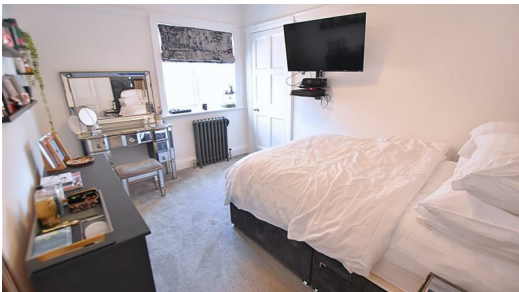
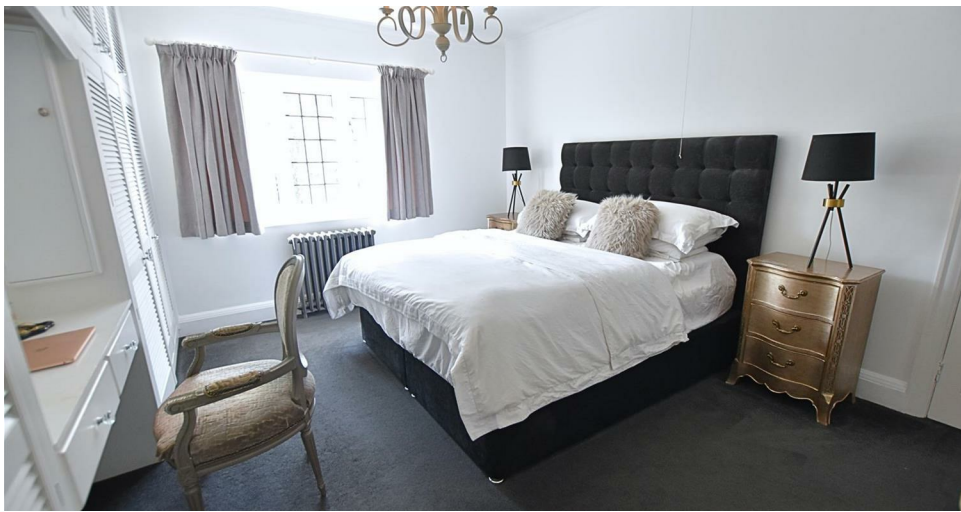




Further enhancing the practicality of the home is a well-designed boot room ideal for busy family life along with a separate utility room and a convenient side entrance ensuring the home works as well functionally as it does aesthetically.

To the first floor the sense of space continues. Four well-proportioned double bedrooms provide comfortable and stylish accommodation each benefitting from built-in wardrobes, offering excellent storage without compromising on space. The principal rooms enjoy a calm and airy atmosphere, ideal for rest and relaxation.

The family bathroom is tastefully appointed, complemented by a separate shower room perfectly suited to modern living and the demands of a growing family.



THE GROUNDS

The property is approached via impressive electric gates set within attractive walled boundaries offering both privacy and security. Beyond a generous paved driveway provides ample off-road parking for multiple vehicles creating a grand and practical entrance. A secure wooden side gate leads through to the rear garden.

To the rear the property boasts a truly exceptional garden of fantastic proportions perfectly designed for both relaxation and entertaining. A large paved patio area adjoins the house ideal for al fresco dining and social gatherings while the expansive lawn beyond offers plenty of space for family enjoyment. The garden is beautifully enclosed by a combination of walled and fenced boundaries, with mature planting to the borders adding colour, texture and a sense of established privacy.

Further features include a charming brick-built store with a covered seating area providing a cosy outdoor retreat alongside a wooden gazebo thoughtfully positioned to accommodate a hot tub area perfect for unwinding in style. A raised paved terrace adds another dimension to the outdoor space offering an elevated seating area to enjoy the garden views while a sunken trampoline is cleverly integrated into the lawn.

A standout addition is the impressive brick-built summer house, currently utilised as a private gym. Finished with uPVC doors it also incorporates a mezzanine-style sleeping area and a contemporary en suite shower room making it an ideal space for guests independent living or stylish entertaining.

Altogether, the grounds offer a superb extension of the home, combining practicality, privacy, and luxury in equal measure.

REAR OPPORTUNITY

Park Drive represents a rare opportunity to acquire a home of genuine distinction where period character, exceptional specification, and a prime park-side setting combine to create something truly special.

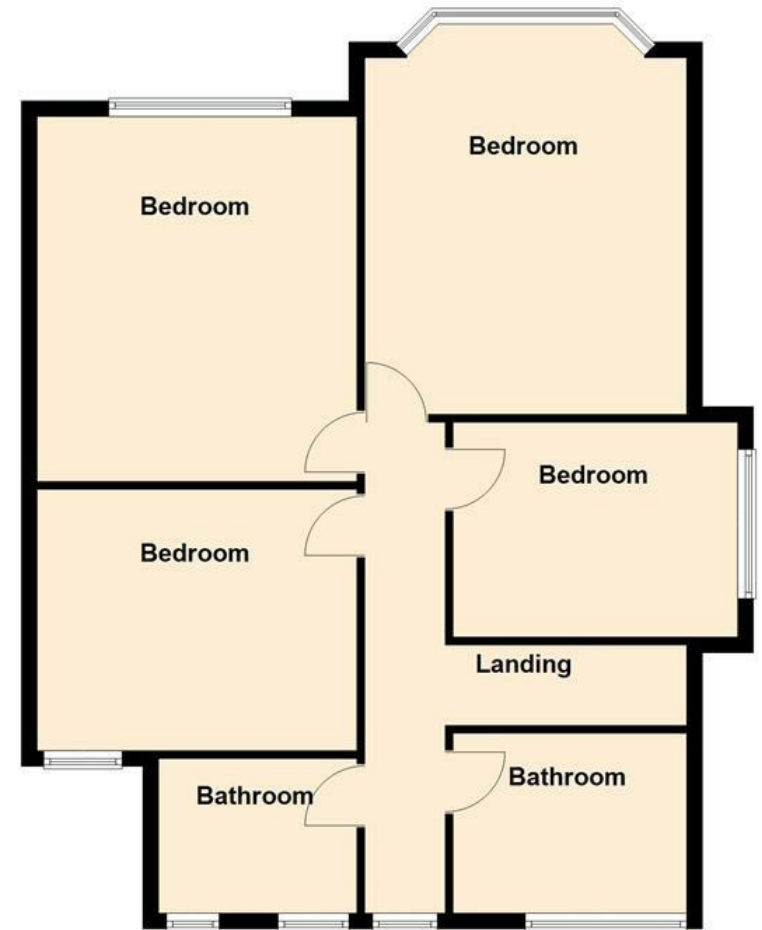
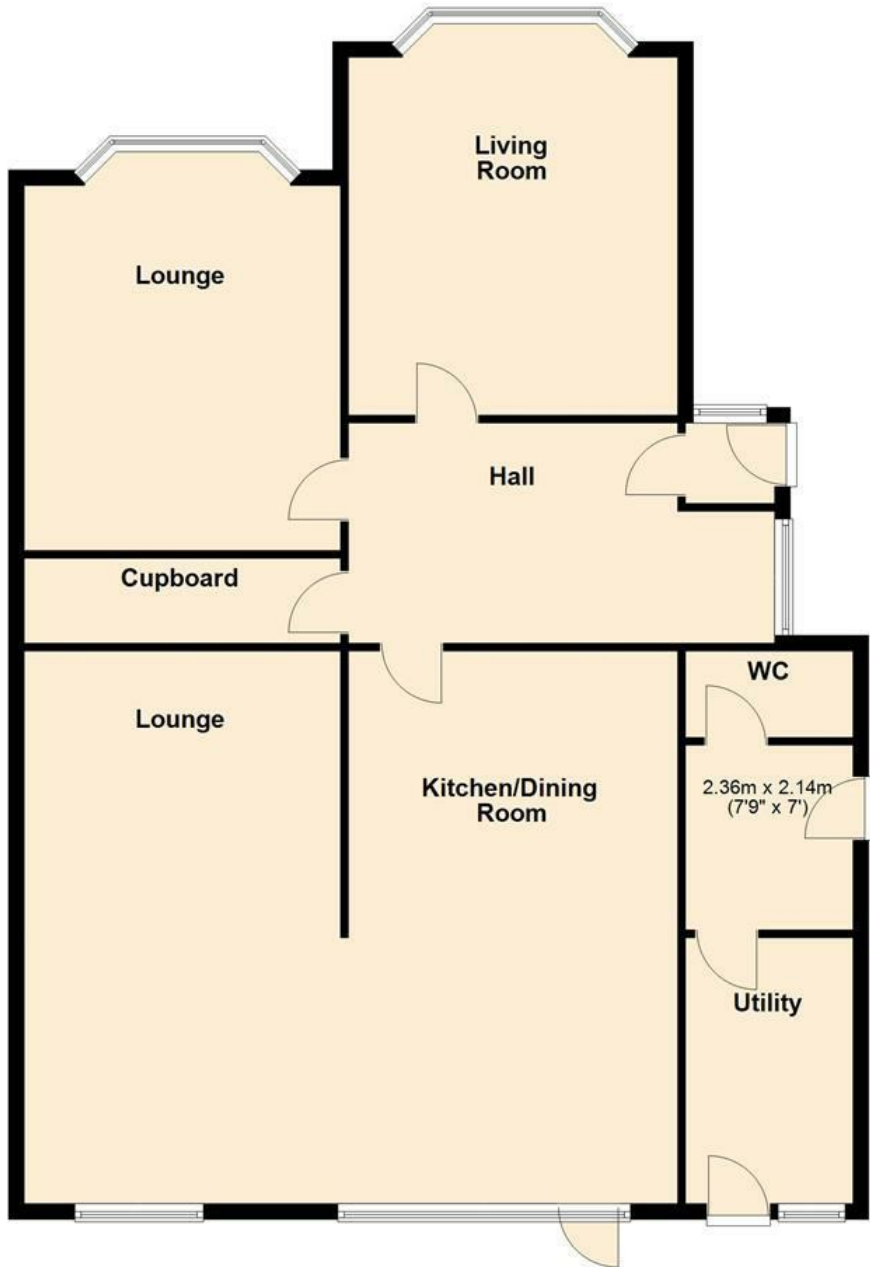
Elegant yet inviting, luxurious yet practical this is a home designed not only to impress, but to be lived in and enjoyed.



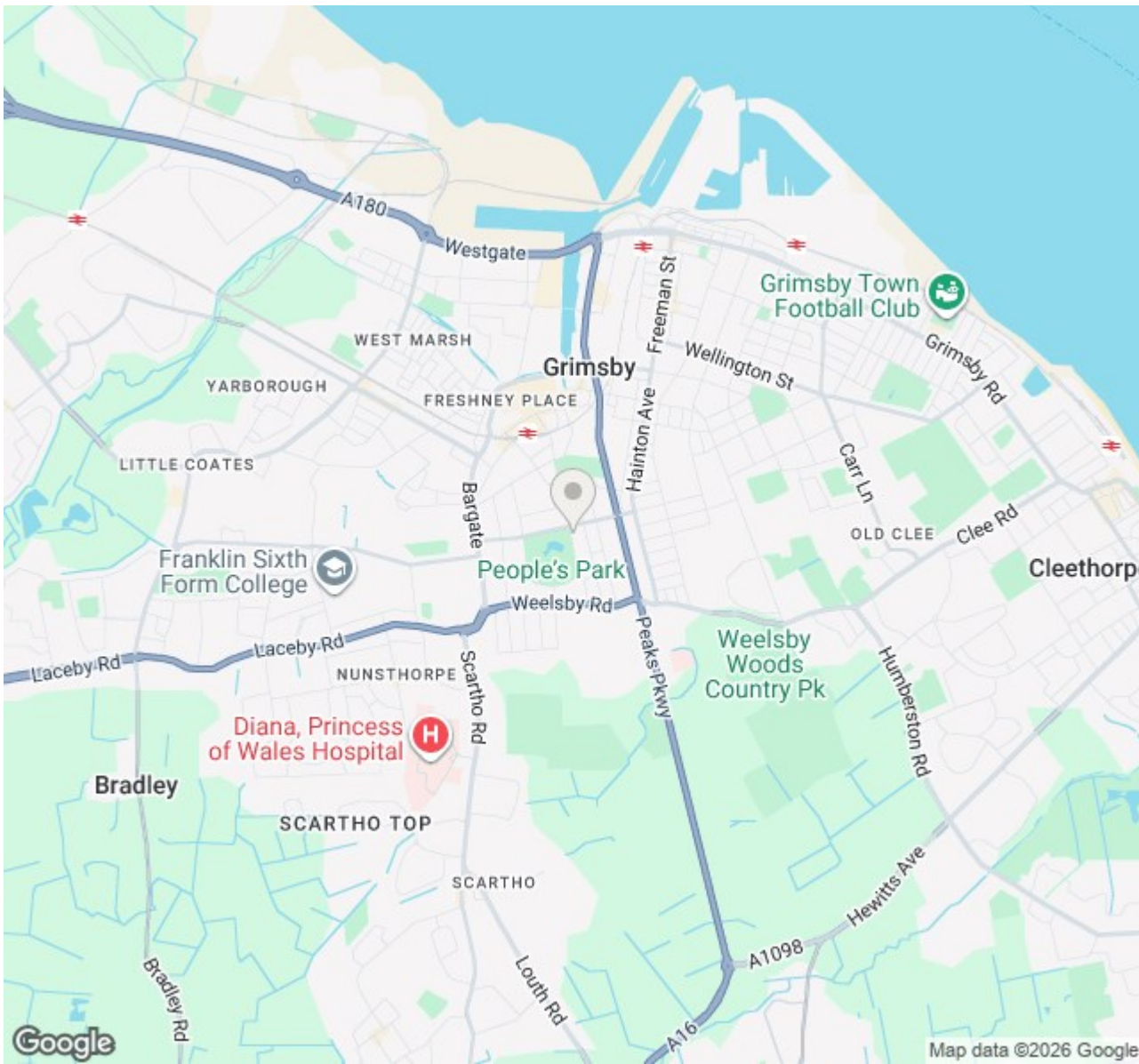


Ground Floor

Approx. 222.0 sq. metres (2390.1 sq. feet)



Total area: approx. 222.0 sq. metres (2390.1 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	86	
(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



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ESTATE AGENTS