



1 Roberts Close

New Waltham, Grimsby, North East Lincolnshire DN36 4GE

A fantastic opportunity to purchase the first re-sale on this EXCLUSIVE DEVELOPMENT OF SUPERB DETACHED BUNGALOWS. No 1 is being sold with vacant possession and is immaculately presented both internally and externally with superb accommodation including: L shaped entrance hall, excellent sized lounge, large L shaped living dining kitchen with Bi folding doors, principle bedroom with en suite, plus two further bedrooms and a family bathroom/wc. Underfloor gas central heating system. Double glazing. Detached garage with an electric door. Good sized plot including an enclosed rear garden. Quality flooring covering. EARLY VIEWING RECOMMENDED. NO FORWARD CHAIN.

Chain Free £479,950

- EXCLUSIVE DEVELOPMENT OF 9 BUNGALOWS
- DETACHED BUNGALOW
- LOUNGE
- LIVING DINING KITCHEN
- PRINCIPLE BEDROOM WITH EN SUITE
- TWO FURTHER BEDROOMS
- FAMILY BATHROOM/WC
- UNDERFLOOR GAS CENTRAL HEATING
- DOUBLE GLAZING INCLUDING BI FOLDING DOORS
- DETACHED BRICK GARAGE & SUPERB GARDENS



ENTRANCE TO DEVELOPMENT

Brick and stone pillars leads through into this exclusive development of 9 detached bungalows.

ACCOMMODATION

MEASUREMENTS

All measurements are approximate and taken from the architect's drawings and the photos are for illustration purposes only.

GROUND FLOOR ONLY

ENTRANCE HALL

This L shaped entrance hall is fitted with luxury Amtico flooring which has underfloor heating. All internal doors are contemporary styled oak including a airing cupboard which houses the Ideal Logic gas fired boiler. Inset spot lights to ceiling.



LOUNGE (FRONT)

18'2" max x 12'5" (5.54 max x 3.81)

Having a double glazed walk in bay window to the front elevation, inset spot lights to ceiling and again fitted with luxury Karndean flooring with underfloor heating. The focal point of this room is the modern oak style fire surround which is inset with a living flame gas fire.



LIVING DINING KITCHEN

LIVING DINING KITCHEN

27'9" x 22'8" extending to 22'8" (8.47 x 6.93 extending to 6.93)

This fabulous L shaped living dining kitchen is the heart of the bungalow again fitted with Amtico luxury flooring which has underfloor heating and has inset spot lights to ceiling together with two double glazed windows and two sets of Bi folding double glazed doors which open onto the rear patio. Wall mounted TV point.

The kitchen area is fitted with a range of Sage base and wall cupboards incorporating an integrated Neff appliances including, fridge, freezer, dishwasher and washing machine together with a built in induction hob with an extractor fan above and a built in electric oven. The dark work surfaces are inset with a matching dark resin sink unit with contrasting splash backs above.



LIVING DINING KITCHEN



KITCHEN AREA PHOTO



DINING AREA PHOTO



LIVING AREA PHOTO



PRINCIPLE BEDROOM

14'9" max x 11'9" (4.52 max x 3.60)

Having a double glazed walk in bay window to the front elevation, inset spot lights to ceiling and fitted with Karndean flooring including underfloor heating.



PRINCIPLE BEDROOM



EN SUITE SHOWER ROOM

8'0" x 3'10" (2.45 x 1.17)

Ideal for wheel chair user this wet room has water proof wall boarding to the walls including grab handles located close to the shower area, tiled flooring including a soak away and underfloor heating. Low flush wc. Heated towel rail. Double glazed window. Inset spot lights to ceiling.



BEDROOM 2

11'10" x 10'7" (3.61 x 3.23)

Double glazed French doors with matching double glazed windows, Inset spot lights to ceiling. Wall mounted TV point and a carpeted floor with under floor heating.



BEDROOM 3

9'3" x 9'2" min (2.84 x 2.8 min)

Fitted with an excellent range of floor to ceiling wardrobes and drawer units finished in a pale grey, double glazed window and a carpeted floor with underfloor heating. Access to roof space.



FAMILY BATHROOM/WC

5'5" x 10'6" (1.67 x 3.22)

Fitted with a panelled bath and a vanity unit comprising a concealed wc and a semi recessed sink having useful cupboards below. The walls are fully tiled in a pale grey with matching floor tiles again having under floor heating. Inset spot lights to ceiling. Heated towel rail. Double glazed window.



FAMILY BATHROOM/WC



OUTSIDE



DETACHED BRICK GARAGE

18'5" x 13'4" (5.62 x 4.07)

Having an electric door to the front plus a personal uPVC door to the side. Light and power. EV charger.



THE GARDENS

As previously mentioned the property stands on an excellent sized plot with an open plan fore garden which is mainly lawned having a block paved pathway leading to the entrance door plus a block paved driveway which provides excellent off road parking. The fabulous enclosed rear garden is again lawned together with a paved patio area situated close to the bungalow ideal for outside entertaining.



THE GARDENS



PAVED PATIO AREA



GREEN BELT IN FRONT OF THE BUNGALOWS



TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold, although there will be a management company for the development details will be available at a later date. Confirmation / verification has been requested. Please consult us for further details.

MANAGEMENT COMPANY

As this is a private development there is a management company which No. 1 will own one share in the company and this is for the maintenance of the common areas ie the road, footpaths and the green area situated in front of the bungalow, running of the company etc, this is an annual management fee of £336.00.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - D

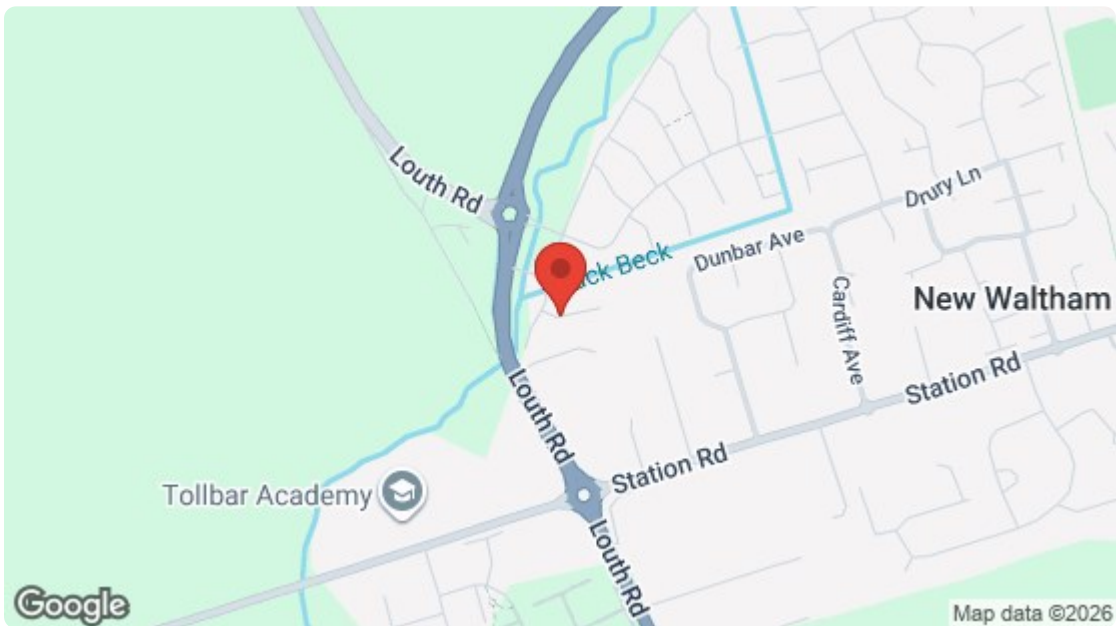
EPC - B

VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.