JoyWalker

ESTATE AGENTS

4 Fenwick Road

Grimsby, North East Lincolnshire DN33 3SJ

Joy Walker Estate Agents are delighted to offer for sale this FOUR BEDROOM DETACHED FAMILY HOME with double garage situated on the ever popular residential estate of Scartho Top, close to all local amenities, good bus routes, Princess Diana of Wales Hospital and a short drive to both Grimsby and Cleethorpes town centres. The property benefits from gas central heating and uPVC double glazing with the accommodation briefly comprising of; Entrance hallway, open plan modern living kitchen diner sunroom, lounge, study or second sitting room, cloakroom and to the first floor double bedrooms with fitted wardrobes, en suite shower room to the master and family bathroom. Sitting away from the road with a red brick paved front garden providing ample off road parking, double garage and mature planting and to the rear an enclosed lawned garden with dual aspect paved patios ideal for outside entertaining. Viewing is highly recommended.

£299,950

- DETACHED FAMILY HOME
- MODERN OPEN PLAN LIVING DINING KITCHEN SUNROOM
- LOUNGE
- STUDY/SECOND SITTING ROOM
- CLOAKROOM
- FOUR DOUBLE BEDROOMS
- EN SUITE SHOWER ROOM
- FAMILY BATHROOM
- FRONT & REAR GARDENS
- DETACHED DOUBLE GARAGE

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www.joywalker.co.uk

DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

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ENTRANCE

Accessed to the front of the property vi a composite door with sidelight panels leading into the reception hallway.

HALLWAY

The welcoming hallway has tiled effect LVT flooring, radiator and carpeted stairs with modern wall panelling leading to the first floor.

HALLWAY

LIVING DINING KITCHEN

26'0" x 12'9" (7.95 x 3.91)

This fabulous open plan area creates an ideal space for a growing family with its modern kitchen open to the dining area and sunroom with doors opening to the garden. The kitchen area benefits from a large range of white and taupe coloured shaker style wall and base units with contrasting work surfaces and matching upstands extending to providing a handy breakfast bar and incorporating a composite sink and drainer, range style oven with glass splashback and chimney style extractor hood, integrated full size fridge and freezer, plumbing for an automatic washing machine, wall mounted boiler in matching unit. Finished with tiled effect LVT flooring, downlighting, a uPVC double glazed window with perfect fit blinds and uPVC double glazed door overlooking the rear garden.

LIVING DINING KITCHEN

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DINING AREA

The dining area is open plan from the kitchen and has continued flooring, downlighting and radiator.

SUNROOM

10'2" x 9'1" (3.11 x 2.79)

Open from the kitchen and dining area with continued wood effect LVT flooring, radiator and dual aspect uPVC double glazed window with French doors leading to the patio area all with perfect fit blinds.

LOUNGE

17'1" x 12'4" (5.23 x 3.76)

The lounge ha a uPVC double glazed bay window with perfect fit blinds to the front aspect, carpeted flooring and two radiators.

LOUNGE

STUDY/OFFICE/SECOND SITTING ROOM

8'5" x 10'9" (2.59 x 3.28)

This versatile room could be used as a study, home office or second sitting room with a uPVC double glazed window to the front aspect, fitted desk area or work space, carpeted flooring and radiator.

CLOAKROOM

The cloakroom benefits from a white two piece suite comprising of; low flush wc and vanity hand wash basin with handy storage, finished with wood effect vinyl flooring, radiator and uPVC double glazed window with blind fitted to the side aspect.

STAIRS

The carpeted stair having modern wall panelling leading to the first floor.

FIRST FLOOR

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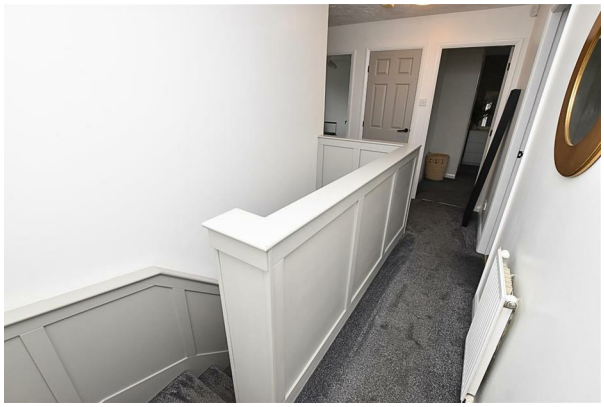
FIRST FLOOR LANDING

Having continued carpeted flooring with enclosed banister, handy airing cupboard and a uPVC double glazed window to the side aspect.



FIRST FLOOR LANDING

MASTER BEDROOM

15'5" x 11'8" (4.7 x 3.56)

The largest of the four double bedrooms has a uPVC double glazed window to the front aspect, carpeted flooring, radiator and a range of built in wardrobes. Door leading to the en suite shower room.

MASTER BEDROOM

EN SUITE SHOWER ROOM

Benefitting from a white three piece suite comprising of; Walk in shower with glazed screen, pedestal hand wash basin and low flush wc. Finished with part tiling to the walls, heated towel rail, extractor fan, vinyl flooring and a uPVC double glazed window to the side aspect.

BEDROOM TWO

10'7" x 9'3" (3.25 x 2.83)

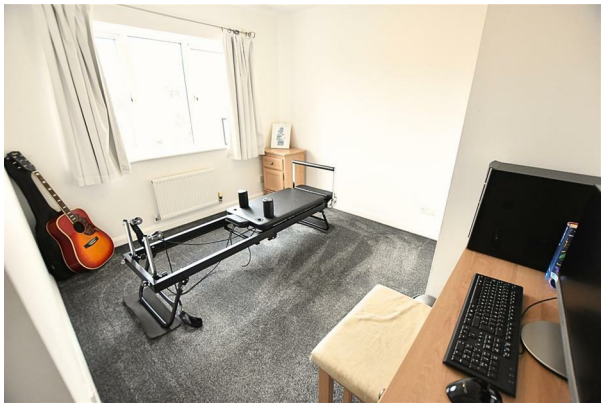
The second double bedroom has two uPVC double glazed windows with blinds fitted to the front aspect, carpeted flooring, radiator and built in wardrobes.

BEDROOM TWO

BEDROOM THREE

10'7" x 9'4" (3.23 x 2.86)

The third double bedroom is to the rear of the property with a uPVC double glazed window, carpeted flooring, radiator and built in wardrobess.



BEDROOM FOUR

14'2" x 8'8" (4.32 x 2.66)

The final bedroom is again a double with carpeted flooring, radiator, built in wardrobes and a uPVC double glazed window to the rear aspect.

FAMILY BATHROOM

The family bathroom benefits from a white three piece suite comprising of; Bath with shower over and glazed screen, pedestal hand wash basin and low flush wc, having aqua style panelling to the walls, vinyl flooring, heated towel rail, extractor fan and a uPVC double glazed window to the rear aspect.

OUTSIDE

THE GARDENS

The property has a red brick paved front garden that provides ample off road parking and leads to the double detached garage. With mature feature planting extending to create the front boundary and open driveway. Dual aspect wooden gates lead to the rear of the property. The rear garden has fenced boundaries and is mainly laid to lawn with mature planting to the borders. A pave patio wraps to the side of the house creating a secluded seating area. A picket fence separate the patio from the lawn nd a gate leads to a path way and the rear patio areas, one of which is paved and the other laid with shingle. A fabulous space for a growing family, relaxing and entertaining.

THE GARDENS

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DOUBLE GARAGE

The brick built double garage has two up and over doors to the front and is fitted with electric and lighting.

TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND & EPC RATING

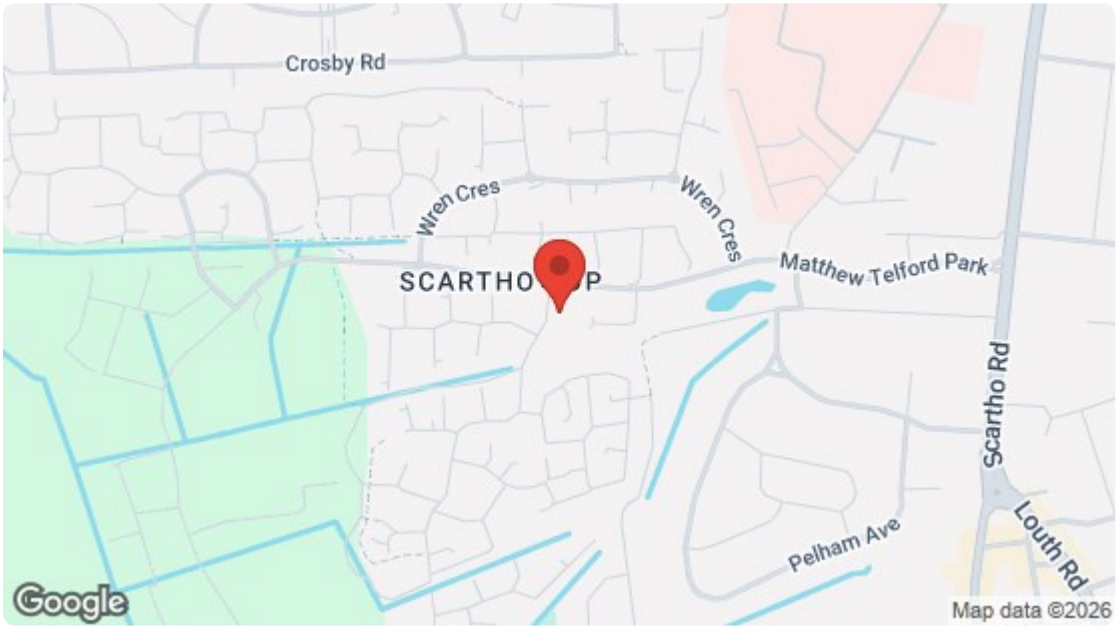
Council Tax Band - F
EPC - C

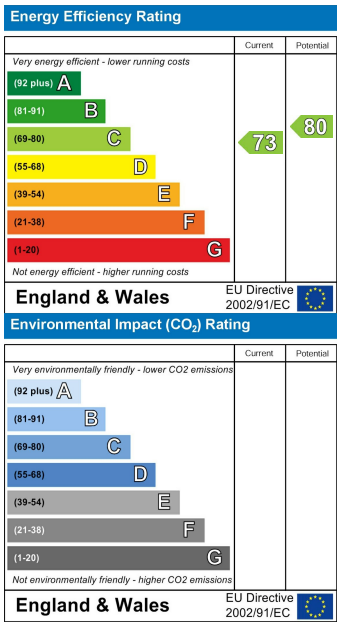
VIEWING ARRANGEMENTS

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





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.