



4 Heatherdale Close Scartho, Grimsby, North East Lincolnshire DN33 2PX

Located in this exclusive cul de sac directly off Waltham Road, is this very spacious DETACHED THREE BEDROOM BUNGALOW. Standing on a wide plot including a DOUBLE GARAGE, the accommodation includes: Entrance porch, entrance hall, superb lounge with double doors leading into the sun room/second sitting room, contemporary styled kitchen/breakfast room, rear porch with cloaks/wc and utility room. There are three excellent sized bedrooms one with an en suite plus a family bathroom/shower/wc. Gas central heating system. Double glazing. Security alarm. Well stocked front and WEST facing gardens including a substantial summerhouse. EARLY VIEWING RECOMMENDED.

£375,000

- SPACIOUS DETACHED BUNGALOW
- EXCELLENT CUL DE SAC POSITION
- LOUNGE & SUN ROOM
- CONTEMPORARY STYLED KITCHEN/BREAKFAST ROOM
- UTILITY & WC
- THREE GOOD SIZED BEDROOMS ONE WITH EN SUITE
- FAMILY BATHROOM/WC
- DOUBLE GARAGE
- GAS CENTRAL HEATING SYSTEM & DOUBLE GLAZING
- WIDE PLOT WITH WEST FACING REAR GARDEN



ADDITIONAL FRONT ELEVATION PHOTO



ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR ONLY

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ENTRANCE PORCH

Approached via a double glazed entrance door with matching side lights and radiator. Double doors leads into:-

ENTRANCE HALL

This good sized entrance door has a useful walk in storage cupboard including fitted shelving, radiator and coving to ceiling. Radiator and alarm pad.



LOUNGE (FRONT)

16'3" x 14'4" (4.96 x 4.39)

This excellent formal lounge has two double glazed windows to the front elevation having two radiators below plus wall and centre light points. The focal point of this room is the dark wooden fire surround inset with a decorative tiled hearth and a living flame gas fire. Double doors leads into the sun room.



LOUNGE



SUN ROOM (REAR)

17'11" x 11'8" (5.48 x 3.57)

This lovely sunny and airy room has views over the rear garden via double glazed windows and doors and again has coving to ceiling, wall light points and two radiators.



SUN ROOM



KITCHEN/BREAKFAST ROOM

14'3" x 11'11" (4.35 x 3.65)

This contemporary style kitchen is fitted with a superb range of grey base and wall cupboards incorporating glass fronted display cabinets together with an integrated fridge, freezer, dishwasher plus an electric oven, an induction hob having an extractor fan above. The sparkling Quartz work surfaces are inset with a resin sink unit. In addition there is a small breakfast bar with radiator below. Laminate flooring. Double glazed window.



KITCHEN/BREAKFAST ROOM



KITCHEN/BREAKFAST ROOM



REAR LOBBY

With access to the cloaks/wc and the utility room. uPVC rear door.

CLOAKS/WC

Fitted with a small sink and a low flush wc. Hand painted wall boarding to dado height. Laminate flooring. Double glazed window. Radiator.



UTILITY ROOM

5'9" x 6'5" (1.76 x 1.96)

Fitted with modern units having contrasting work surfaces inset with a resin sink unit with space beneath for washing machine.



BEDROOM 1

14'3" x 12'0" (4.36 x 3.67)

This main bedroom is fitted with a range of green painted bedroom furniture including wardrobes, cupboards above the bed space and a matching dressing table area. Double glazed window. Radiator. Door leads into the en suite.



BEDROOM 1



EN SUITE SHOWER ROOM

4'10" x 4'10" (1.48 x 1.48)

Fitted with a white suite including a corner shower cubicle having sliding doors to the front and tiled walls together with a pedestal wash hand basin and a low flush wc all having gold effect fittings. Vinyl flooring. Radiator.



BEDROOM 2

14'4" x 12'0" (4.38 x 3.66)

Double glazed window, radiator and again fitted with a bank of floor to ceiling wardrobes which provide adequate hanging space. Door leads into the main bathroom.



BEDROOM 2



BEDROOM 3

8'4" x 6'9" (2.56 x 2.08)

Double glazed window. Radiator.



BATHROOM/WC

7'8" x 9'8" min (2.36 x 2.97 min)

This lovely main bathroom is fitted with a Jacuzzi bath, a pedestal wash hand basin and a low flush wc plus a large walk in shower cubicle which is fully tiled together with a tiled floor having a soak away. This bathroom has decorated in a stylish grey including wall boarding to dado height, a wall mounted cupboard, radiator cover and panelling to the bath. Radiator and coving to ceiling.



BATHROOM/WC



BATHROOM/WC



OUTSIDE



THE GARDENS

As previously mentioned the property stands on a wide plot with the front garden being set behind a mature hedge, this garden contains a lawn together with established bushes and shrubbery. A block paved driveway provides additional off road parking. The enclosed WEST facing rear garden is mainly paved including a raised area ideal for Alfresco dining and again inset with mature planting.



THE GARDENS



THE GARDENS



SUMMERHOUSE

17'7" x 17'6" (5.37 x 5.35)

In need of some renovation this large timber summerhouse is fitted with light and power.



DOUBLE GARAGE

17'9" x 18'0" (5.42 x 5.5)

Two double doors to the front plus a personal door to the side. Light and power.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - E

EPC - C

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.

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	83
EU Directive 2002/91/EC			
England & Wales		Current	Potential
Environmental Impact (CO ₂) Rating			
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			
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 firm's 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.