



## 32 Weekes Road Cleethorpes, North East Lincolnshire DN35 0DU

Discover this beautifully modernised and extended four-bedroom detached family home perfectly positioned within Cleethorpes' sought-after Gold Triangle just moments from the promenade, boating lake, cafes, bars and highly regarded schools. Thoughtfully extended by the current owners the property offers versatile and stylish living spaces including an inviting entrance hall, a stunning open-plan living/dining kitchen which is the true hub of the home, ideal for family life and entertaining, along with a utility room, cloakroom, rear sitting room, study/office/fifth bedroom and a formal lounge. Upstairs features four double bedrooms and a contemporary family bathroom. The enclosed south-westerly facing rear garden is laid to lawn with a patio area providing an ideal outdoor retreat with timber summer house. A walled front garden offers further ample off-road parking and leads to the garage. Early viewing is highly recommended to appreciate all that this exceptional home has to offer.

**£430,000**

- HIGHLY SOUGHT AFTER CLEETHORPES LOCATION
- EXTENDED DETACHED FAMILY HOME
- LIVING DINING KITCHEN
- UTILITY ROOM
- CLOAKROOM
- REAR SITTING ROOM, STUDY/FIFTH BEDROOM
- FORMAL LOUNGE
- FOUR DOUBLE BEDROOMS
- FAMILY BATHROOM
- SOUTH WESTERLY FACING REAR GARDEN



### 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

#### ENTRANCE

Accessed via a composite door with side light panels into the reception hallway.



#### HALLWAY

The welcoming reception hallway sets the feel for the rest of this lovely family home with coving to the ceiling, Herringbone style Amtico flooring, radiator and carpeted stairs with open white wooden spindle balustrade leading to the first floor. Finished with a large cloaks cupboard and further understairs storage cupboards and solid oak connecting doors.



#### LIVING KITCHEN DINER

22'9" x 18'4" (6.95 x 5.61)

This exceptional kitchen diner is the true hub of the home with ample space for a growing family and entertaining benefitting from a large range of modern wall and base units in a mixture of slate and white colours with Dekton work surfaces and matching upstands incorporating an inset sink, five ring gas hob with glass splashback and modern black extractor, two electric fan assisted slide and hide ovens, full size integrated fridge and freezer and dishwasher. Having a matching pinnular island serving as a breakfast bar with feature pendant drop lighting. Finished with down lights to the ceiling, Herringbone style Amtico flooring, two radiators, uPVC double glazed window and uPVC double glazed sliding doors with side light panels overlooking the rear garden. Ample space for a large family dining table.



#### LIVING KITCHEN DINER



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### UTILITY ROOM

10'4" x 5'3" (3.16 x 1.62)

The handy utility room benefits from a range of white fronted wall and base units with contrasting work surfaces incorporating a stainless steel sink and drainer, ample space for an automatic washing machine and tumble dryer. Finished with down lights to the ceiling, radiator, tiled effect vinyl flooring, uPVC double glazed window and door to the side aspect.



### LOUNGE

15'11" x 14'5" (4.86 x 4.40)

The formal lounge is a great size for relaxing finished with coving to the ceiling, carpeted flooring, radiator, feature media wall and uPVC double glazed window with white plantation shutters to the front aspect.



### LOUNGE



### LOUNGE



### REAR SITTING ROOM

28'10" x 9'8" (8.79 x 2.96)

The added addition to the property provides a further lounge area or games room for the children with a uPVC double glazed window having white plantation shutters to the front aspect and uPVC double glazed French doors leading to the outside patio. Finished with down lights to the ceiling, Herringbone style Amtico flooring and two radiators.



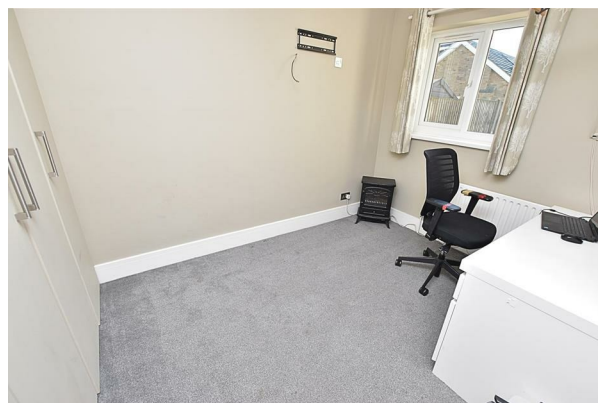
### REAR SITTING ROOM



### STUDY/OFFICE/FIFTH BEDROOM

10'2" x 8'3" (3.10 x 2.52)

Presently being used as an office or study but could be a ground floor fifth bedroom, finished with wall to wall fitted wardrobes, coving to the ceiling, carpeted flooring, radiator and uPVC double glazed window to the rear aspect.



### CLOAKROOM

5'10" x 2'11" (1.80 x 0.91)

Benefitting from a white two piece suite comprising of; Low flush wc and hand wash basin with tiled splashback. Finished with coving to the ceiling and continued Herringbone style Amtico flooring.



### FIRST FLOOR

### FIRST FLOOR LANDING

Having carpeted flooring with solid oak connecting doors and large double storage cupboard.



### MASTER BEDROOM

16'2" x 13'3" (4.95 x 4.04)

The master bedroom is a great size with a range of fitted wardrobes and matching shelving, carpeted flooring and radiator. uPVC double glazed French doors with Juliet balcony overlooking the rear garden and a further uPVC double glazed window with white plantation shutters fitted to the side aspect. Access to eaves storage.



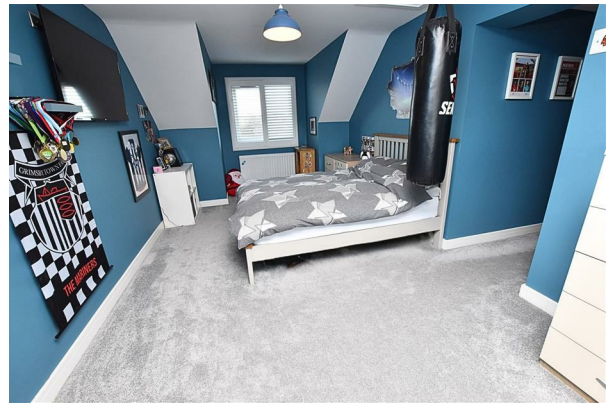
### MASTER BEDROOM



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## BEDROOM TWO



## BEDROOM TWO

20'11" x 10'2" (6.39 x 3.11)

Access via a further corridor with built in double wardrobes is the second double bedroom, finished with down lights to the ceiling, carpeted flooring, radiator and dual aspect uPVC double glazed windows both with white plantation shutters fitted.



## BEDROOM THREE

14'2" x 11'4" (4.34 x 3.46)

The third double bedroom has a uPVC double glazed window to the front aspect with white plantation shutters fitted, carpeted flooring and radiator. Large built in double wardrobes with oak doors and access to the eaves storage which houses the boiler.



## BEDROOM THREE



### BEDROOM THREE



### BEDROOM FOUR

14'5" x 10'10" (4.41 x 3.31)

The fourth double bedroom has a uPVC double glazed window to the front aspect with white plantation shutters fitted, carpeted flooring and radiators.



### BATHROOM

9'0" x 7'8" (2.76 x 2.36)

The family bathroom benefits from a white four piece suite comprising of; Bath with central tap and hand shower attachment, walk in shower with dual head one being rainfall and glazed screen, floating vanity hand wash basin with handy draw storage and low flush wc. Having Aqua panelling to the walls, tiled effect flooring, heated towel rail and Velux window.



### BATHROOM



### OUTSIDE

### THE GARDENS

The property enjoys a corner plot with low walled boundaries to the front and open access driveway providing ample off road parking. The front garden is mainly laid to lawn with mature planting to the borders. Access to the rear garden via a wooden gate. The south westerly facing rear garden has fencing to the boundaries and is mainly laid to lawn with paved pathway and a large paved patio area. Timber summer house fitted with electric and lighting.



### THE GARDENS



### THE GARDENS



### GARAGE

17'4" x 8'6" (5.3 x 2.6)

Having an up and over door to the front aspect, side courtesy door 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 - C

EPC -

### VIEWING ARRANGEMENTS

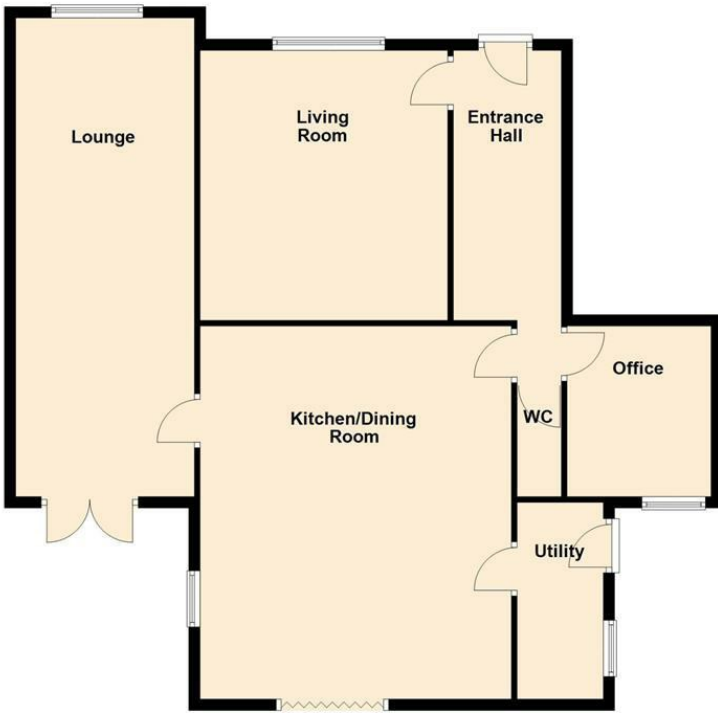
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

### OPENING TIMES

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

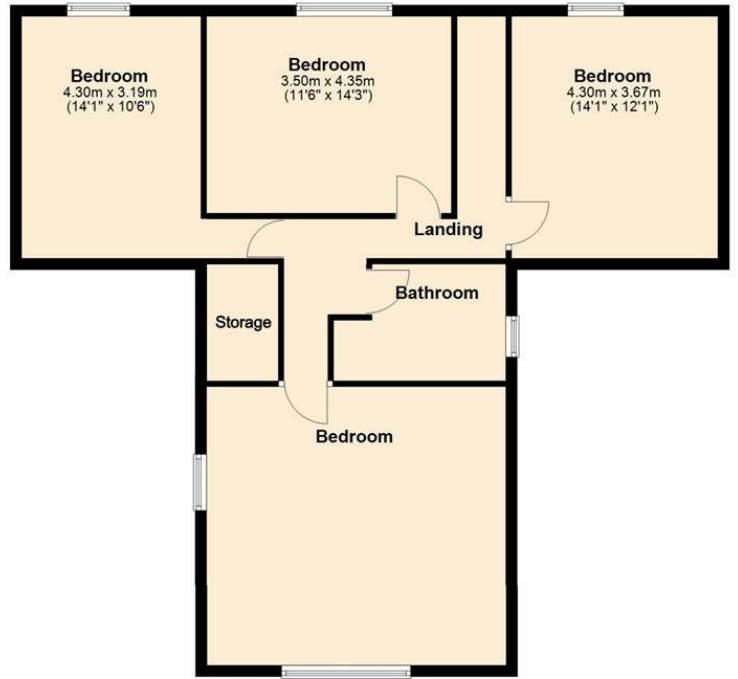
**Ground Floor**

Approx. 112.7 sq. metres (1213.0 sq. feet)

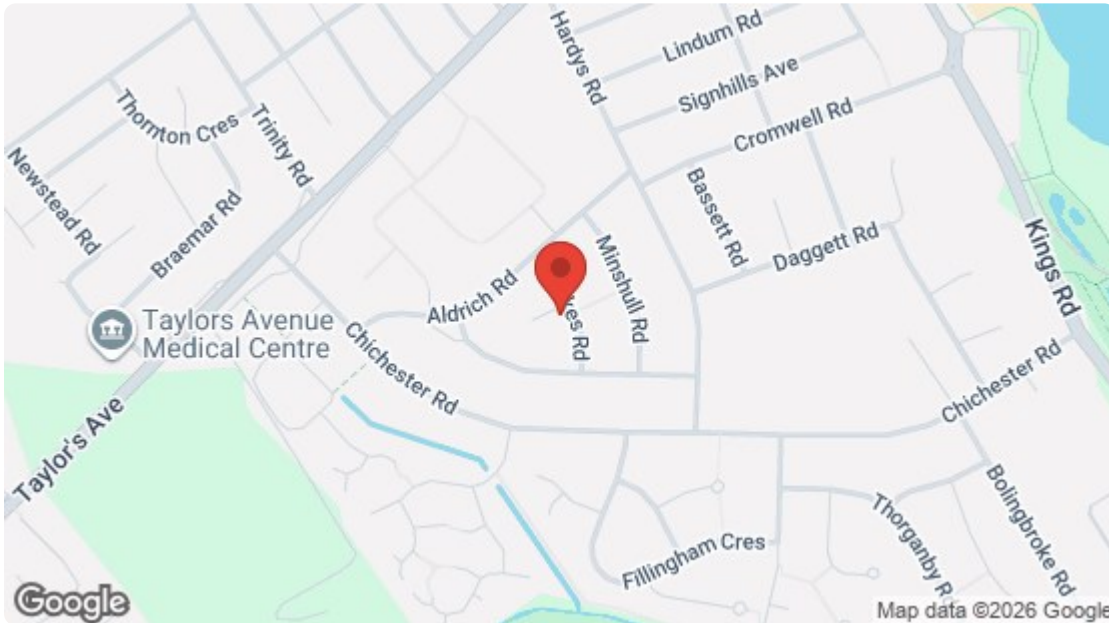


**First Floor**

Approx. 81.4 sq. metres (875.7 sq. feet)



Total area: approx. 194.0 sq. metres (2088.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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 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.