



## 17 Cumberland Avenue Grimsby, North East Lincolnshire DN32 0BT

SIMPLY STUNNING! A fantastic opportunity to acquire this fabulous and certainly spacious FIVE BEDROOM SEMI DETACHED HOUSE extended over three floors with the ultimate living dining kitchen located on this well regarded avenue ideally placed for the town centre, schools including private schooling, colleges and university. The impeccably presented turn key accommodation comprises of welcoming reception hallway, cloakroom, lovely lounge, Living dining kitchen, five bedrooms with modern large family bathroom and separate toilet. Beautifully maintained gardens with drive way from off road parking leading to the detached garage with utility area and then the fantastic sized rear garden with three patio areas, summer house, pergola and timber shed. Added bonus of solar panels (Owned by the property). Viewing is highly recommended.

**£395,000**

- TRADITIONAL SEMI DETACHED FAMILY HOME
- HIGHLY SOUGHT AFTER LOCATION
- LIVING DINING KITCHEN
- LOUNGE
- CLOAKROOM/WC
- FIVE BEDROOMS
- FAMILY BATHROOM
- FRONT & REAR GARDENS
- DETACHED GARAGE SUMMER HOUSE
- SOLAR PANELS



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### ENTRANCE

Accessed via a half glazed composite door with side and top light panel in to the reception hallway.



### RECEPTION HALLWAY

A welcoming reception hall which sets the feels for this stunning family home. Having feature cornice to the ceiling, wood effect Amtico flooring and carpeted stairs with white open spindle balustrade with oak hand rail. Under floor heating.



### LOUNGE

16'3" x 14'4" (4.96 x 4.38)

To the front aspect with a uPVC double glazed bay window, coved ceiling with feature cornice, solid wood flooring, radiator and built in storage with shelving to the alcove with matching TV stand. The main focal point is the marble fire surround with log burning stove.

### LOUNGE

Additional Photograph



### LOUNGE

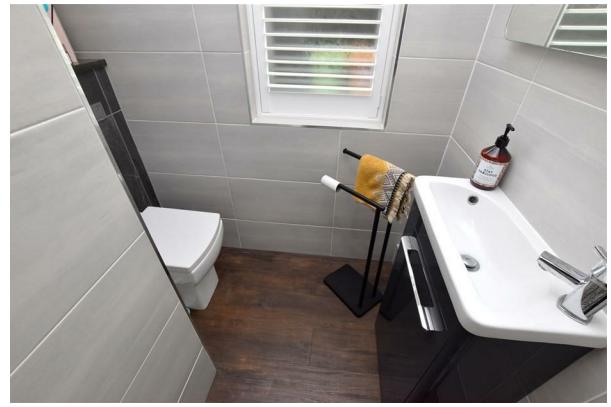
Additional Photograph



## CLOAKROOM/WC

5'10" x 4'5" (1.79 x 1.36)

The modern cloakroom benefits from a white two piece suite comprising of; Low flush wc with hidden cistern and rectangular hand wash basin set above a vanity unit for handy storage finished with tiled walls, wood effect Amtico flooring and uPVC double glazed with plantation shutters to the side aspect. Under floor heating.



## LIVING KITCHEN DINER

27'3" x 22'1" (8.33 x 6.74)

The ultimate hub of the home providing the ideal entertaining and family space second to create a lounge area with open chimney and wood burning stove, feature exposed brick walls with woodstore area and dining area with ample space for a large dining table. The open plan kitchen benefits from a large range of grey front wall and base units with contrasting worksurface incorporating a stainless steel sink and drainer, integrated dishwasher, fridge freezer and built in microwave. Pinnacular island with matching units and worksurfaces and Stove range cooker with modern circular extractor hood. Finished with mirrored splashbacks, down lights, pendant drops, Amtico flooring, under floor heating, Two Velux windows, side square uPVC double glazed bay window with beautiful window seat and bi-folding doors to the rear allowing the garden to be part of the family home. A truly amazing addition which has been added by the current vendors.



## LIVING KITCHEN DINER

Additional Photograph



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Additional Photograph



## FIRST FLOOR

### FIRST FLOOR LANDING

Approach via the returned staircase with carpeted flooring and white wooden spindle balustrade with oak hand rail, uPVC double glazed window to the side aspect, picture rail and second carpeted staircase leading to the second floor bedrooms.



### BEDROOM ONE

13'2" x 12'0" (4.03 x 3.66)

The master bedroom is to the front aspect with coved ceiling, carpeted flooring and wall to wall fitted wardrobes with sliding doors, two of which are mirrored. Revealed within the wardrobe is the TV point and air conditioning unit.



### BEDROOM TWO

14'11" x 10'9" (4.55 x 3.30)

The second double bedroom is to the rear aspect with a uPVC double glazed window with white plantation shutters and is finished with coved ceiling, carpeted flooring, radiator and built in hand painted wardrobes with dressing table area.



### **BEDROOM THREE**

10'1" x 8'8" (3.09 x 2.65)

Having a uPVC double glazed window to the front aspect, carpeted flooring, coved ceiling and radiator.



### **FAMILY BATHROOM**

16'8" x 8'7" (5.09 x 2.64)

A truly relaxing environment has been created by the present owners to include a white three piece suite which comprises of; Walk in rainfall shower with glazed screen and tiled splashbacks, freestanding bath central taps and shower attachment and hand wash basin set above a modern handy vanity unit. Finished with tongue and groove panelling to dado height, coved ceiling, down lights, Karndean flooring, two Victorian style radiators with heated towel attachments, built in linen cupboard and wall mounted boiler in matching cupboard. Dual aspect uPVC double glazed windows.



### **FAMILY BATHROOM**

Additional Photograph



### **FAMILY BATHROOM**

Additional Photograph



## SEPARATE TOILET

4'6" x 2'4" (1.39 x 0.73)

Finished with the same theme as the bathroom and benefitting from a low flush wc with hidden cistern and uPVC double glazed window to the side aspect.



## SECOND FLOOR LANDING

Accessed via the second carpeted staircase with loft access to the ceiling.

## BEDROOM FOUR

13'0" x 8'10" (3.97 x 2.71)

The fourth bedroom is a good sized double with a uPVC double glazed window to the rear, wood effect laminate flooring and built in storage cupboard.



## BEDROOM FIVE

11'9" x 6'7" (3.60 x 2.02)

The final bedroom has a Velux window with carpeted flooring and radiator.



## OUTSIDE

### GARAGE

Brick built garage with roller door to the front and side access door. Fitted with electric and lighting and has a utility area with plumbing for an automatic washing machine.

### GARDENS

The property sits within well maintained gardens. The front garden has an open access driveway which provides off road parking and leads to a double wrought iron gate and onto the further driveway and the detached garage. A wood store. The front garden has mature planting to the borders and lawn area. The stunning rear garden has three paved patio areas provide ample space for outside entertaining, one which leads from the living kitchen diner, one with a wooden summer house which has electric and lighting and the final one with a modern pergola above. Large lawn area with mature planting to the borders and timber shed.



## GARDENS

Additional Photograph



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Additional Photograph



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Additional Photograph



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Additional Photograph



## COUNCIL TAX BAND & EPC RATING

Council Tax Band - D

EPC -

## 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

GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.