JoWalker

ESTATE AGENTS

20 Woodhall Drive

Waltham, Grimsby, North East Lincolnshire DN37 0UP

We are delighted to present this beautifully maintained three-bedroom home offering modern well-designed living in a desirable residential setting. Perfectly suited to families or first-time buyers the property combines contemporary style with practical features throughout and is conveniently located close to a newly built primary school. At the heart of the home is a spacious open-plan kitchen and lounge area providing a bright and versatile space ideal for both relaxing and entertaining. The kitchen is thoughtfully designed with ample storage and workspace, seamlessly flowing into the comfortable living area. The property offers three well-proportioned bedrooms, giving flexible accommodation for growing families, guests, or even a home office. A stylish, modern family bathroom completes the internal layout. Externally the home has plenty to offer. The pleasant rear garden features newly installed decking, creating an excellent outdoor space for dining and socialising. To the front, there is ample off-road parking, along with the added benefit of a detached brick-built garage, ideal for secure storage, a workshop or additional parking. Further benefits include a well-presented interior ready to move into, a practical layout suited to modern living, and convenient access to local amenities, transport links, and the nearby new primary school. This property offers a fantastic combination of comfort, space and convenience. Early viewing is highly recommended.

£180,000

- WALTHAM VILLAGE LOCATION
- SEMI DETACHED FAMILY HOME
- MODERN KITCHEN DINER
- LOUNGE
- THREE BEDROOMS
- MODERN BATHROOM
- GAS CENTRAL HEATING
- WELL MAINTAINED GARDENS
- BRICK GARAGE
- VIEWING HIGHLY RECOMMENDED

58 St Peters Avenue, Cleethorpes, Lincolnshire, DN35 8HP Telephone: 01472 200818 Fax: 01472 200618

www.joywalker.co.uk

ACCOMMODATION

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MEASUREMENTS

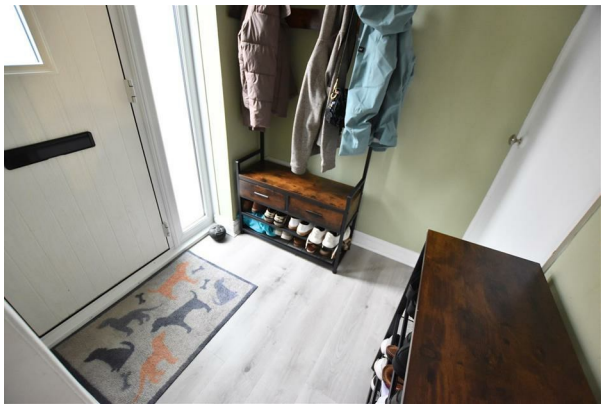
All measurements are approximate.

ENTRANCE

Accessed via a composite door with side light panel to the side of the property.

PORCH

Having wood effect laminate flooring with a large storage cupboard and door leading to the kitchen.



KITCHEN DINER

15'8" x 15'2" (4.78 x 4.64)

The modern kitchen diner benefits from a large range of colour gloss wall and base units with contrasting wood effect work surfaces and matching upstands incorporating a stainless steel sink and drainer with electric hob having glass splashback, chimney style extractor hood and double electric fan assisted oven, integrated dishwasher, under counter space for an automatic washing machine and ample space for a free standing fridge freezer. Finished with modern wood effect laminate flooring, radiator, two uPVC double glazed windows overlooking the rear garden with a uPVC door for access. Having ample space for a family dining table.

KITCHEN DINER

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INNER HALLWAY

Having solid wood flooring with carpeted stairs leading to the first floor.

LOUNGE

15'8" x 11'1" (4.79 x 3.40)

The lounge has two uPVC double glazed window with blinds fitted to the front aspect, coving to the ceiling, solid wood flooring, radiator and composite fire surround with electric fire.

LOUNGE

FIRST FLOOR

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FIRST FLOOR LANDING

Having continued carpeted flooring with dado rail and uPVC double glazed window to the side aspect.

BEDROOM ONE

11'4" x 10'0" (3.46 x 3.06)

The master bedroom is to the front aspect with a uPVC double glazed window having a blind fitted, carpeted flooring, radiator and the benefit of built in wardrobes.

BEDROOM ONE

BEDROOM TWO

12'3" x 11'6" (3.74 x 3.51)

The second double bedroom is to the rear of the property with a uPVC double glazed window with blind fitted, carpeted flooring and radiator.

BEDROOM THREE

8'1" x 6'11" (2.47 x 2.12)

The third bedroom is presently being used as a second sitting room and has a uPVC double glazed window with blind fitted to the front aspect, carpeted flooring and radiator.

BATHROOM

7'0" x 6'3" (2.15 x 1.91)

The modern bathroom benefits from a white three piece suite comprising of; Bath with shower over having dual heads one being rainfall and glazed screen with a modern grey combination unit housing the hand wash basin and low flush wc with hidden cistern. Finished with down lights to the ceiling, aqua style panelling to the walls, vinyl flooring, heated towel rail, handy storage cupboard and a uPVC double glazed window to the rear aspect.

OUTSIDE

THE GARDENS

The property stands away from the road with a red brick paved driveway providing ample off road parking with double wooden gates leading to the rear garden and detached brick garage. The front garden is laid to lawn with slate borders having mature planting and side fenced boundaries. The private rear garden has a lawn with mature planting and newly fitted decked patio area ideal for summer evening with fenced boundaries.

THE GARDENS

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COUNCIL TAX BAND & EPC RATING

Council Tax Band - B
EPC - C

TENURE - FREEHOLD

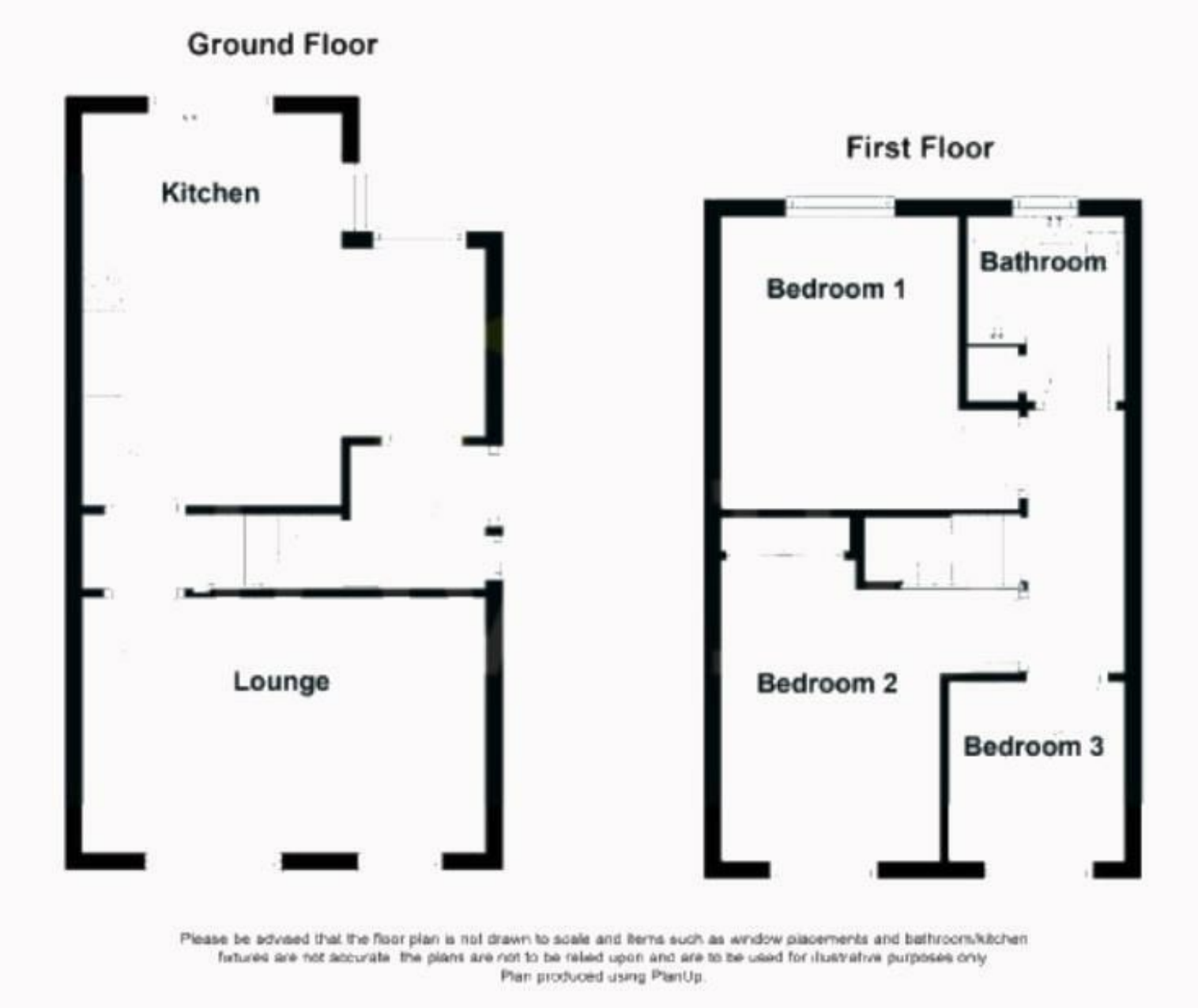
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

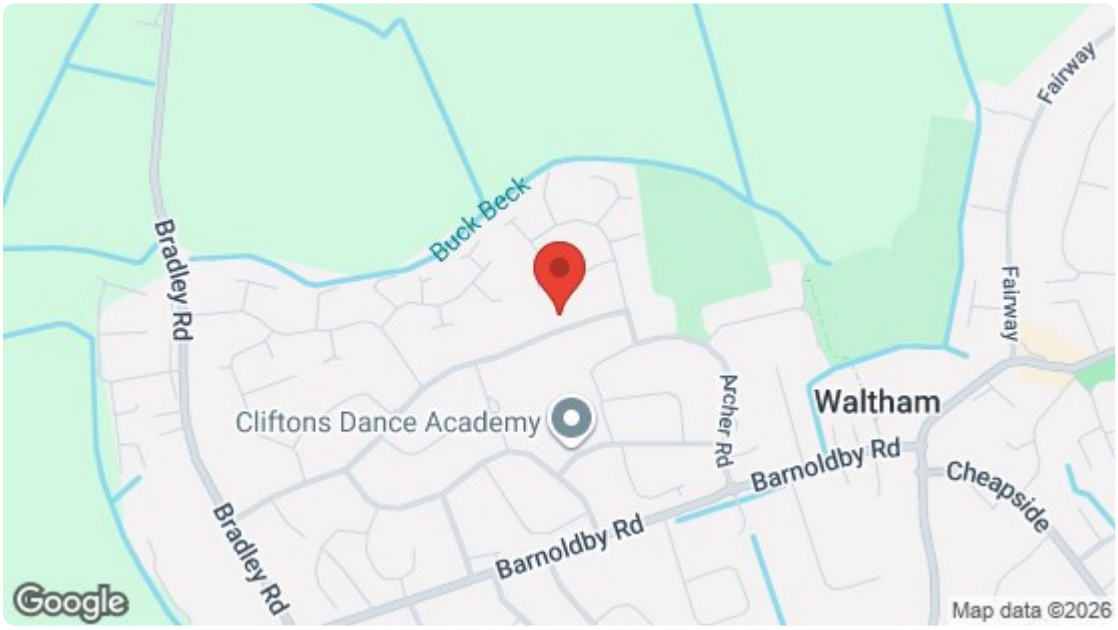
VIEWING ARRANGEMENTS

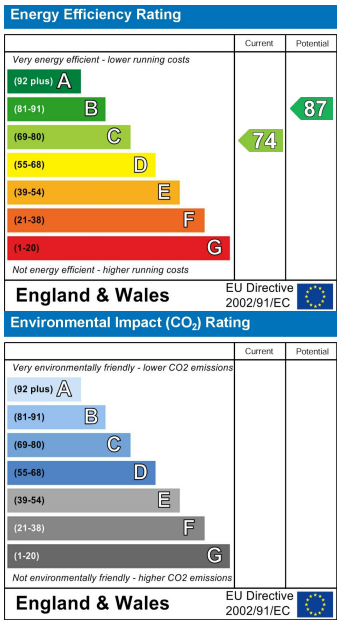
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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







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.