



7 Oderin Drive

New Waltham, Grimsby, North East Lincolnshire DN36 4GJ

This exceptional turnkey family home has been thoughtfully extended to create superb living space in the heart of the ever-popular village of New Waltham. Ideally positioned close to highly regarded primary and secondary schools, excellent local amenities and within easy reach of both Cleethorpes and Grimsby the property offers stylish and versatile accommodation perfectly suited to modern family life. Benefitting from gas central heating and uPVC double glazing throughout the spacious layout briefly comprises a welcoming reception hallway, stunning open-plan living kitchen diner with bi-fold doors opening onto the rear garden, contemporary fitted kitchen with central island and breakfast bar, lounge and family dining areas, utility room with cloaks space, cloakroom/WC, formal lounge and a snug/fifth bedroom. To the first floor is an impressive master bedroom with modern en-suite, three further double bedrooms and a luxurious family bathroom featuring a freestanding bath. Tucked away in the corner of a cul-de-sac the property also enjoys a paved driveway providing ample off-road parking, EV charger, single garage, lawned front garden and a private rear garden with lawn, paved pathways, patio area with gazebo and a summer house complete with electric and lighting. Viewing is essential to fully appreciate this outstanding family home.

£395,000

- TURNKEY FAMILY HOME
- VILLAGE LOCATION
- EXTENDED LIVING SPACE
- OPEN-PLAN LIVING KITCHEN DINER
- UTILITY & CLOAKROOM
- FORMAL LOUNGE
- SNUG/FIFTH BEDROOM
- FOUR DOUBLE BEDROOMS
- MODERN EN SUITE
- PRIVATE REAR GARDEN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE

Accessed to the front of the property via a uPVC double glazed door with side light panels leading into the reception hallway.

HALLWAY

The welcoming reception hallway sets the feel for the rest of the property with its modern wall paneling, coved ceiling, radiator, solid oak connecting doors with black handles and carpeted stairs finished with black carpet bars, white wooden spindles and black hand rail.

HALLWAY

LIVING KITCHEN DINER

29'6".49'2" x 26'5" (9.15 x 8.06)

The true hub of the home has been tastefully extended and designed to provide a fantastic family living area ideal for entertaining with a lounge area to one side with uPVC double glazed windows overlooking the rear garden fitted with plantation shutter, ample natural light from a Velux window, radiator and wood effect LVT flooring spanning the whole area. The dining area has a further radiator with ornate cover and ample space for a nine seater dining table with feature pendant lighting. The kitchen benefits from a large range of grey shaker style walls and base units with contrasting work surfaces, tiled splashbacks and pelmet lighting incorporating two eye level electric fan assisted ovens and built in coffee machine. Finished with a pincuslar island which also doubles as a breakfast bar and house the in and integrated dishwasher and induction hob, complemented by down lights to the ceiling, tall coulumn radiator and bi-folding doors with perfect fit blinds overlooking the garden.



LIVING KITCHEN DINER



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SIDE ENTRANCE



UTILITY ROOM

10'6" x 7'0" (3.21 x 2.14)

The utility room has a composite entrance door to the side aspect with side light panels and benefits from a range of white gloss wall and base units with ample space for an automatic washing machine and tumble dryer, feature hanging rails for airing clothes, cloaks area, wood effect LVT flooring and radiator with ornate cover.



UTILITY ROOM



CLOAKROOM/WC

6'7" x 3'2" (2.03 x 0.98)

Benefitting from a white two piece suite comprising of; Low flush wc and vanity hand wash basin with handy storage and modern tiled splashbacks. Coving to the ceiling, feature wall paper, woode effect LVT flooring, radiator and a uPVC double glazed window with white slat blinds to the side aspect.



LOUNGE

19'0" x 11'8" (5.80 x 3.57)

The formal lounge has a uPVC double double glazed square bay window with modern white slat blinds to the front aspect, coving to the ceiling, carpeted flooring and radiator with ornate cover.



LOUNGE



LOUNGE



SNUG/FIFTH BEDROOM

9'10" x 9'9" (3.00 x 2.99)

This versatile room is presently being used as a snug but can double up as the fifth bedroom if needed. Having a uPVC double glazed window with white slat blinds fitted to the front aspect, coved ceiling, wood effect LVT flooring and radiator.



SNUG/FIFTH BEDROOM



FIRST FLOOR

FIRST FLOOR LANDING

Having continued carpeted flooring leading from the stairs with white spindle balusteads and black hand rail, modern paneled walls to dado height, coving to the ceiling, down lights, airing cupboard and loft access to the ceiling. The loft has a pull down ladder, partial boarding, lighting and houses the wall mounted boiler.



FIRST FLOOR LANDING



MASTER BEDROOM

16'0" x 11'7" (4.88 x 3.55)

The master bedroom is to the front aspect and has a uPVC double glazed window with modern white slat blinds, feature paneling to one wall, coving to the ceiling, carpeted flooring, built in wardrobes with matching drawers, radiator and a door leading to the en suite shower room



MASTER BEDROOM



MASTER BEDROOM



MASTER BEDROOM



EN SUITE SHOWER ROOM

7'2" x 7'0" (2.20 x 2.14)

The modern contemporary en suite shower room benefits from a white three piece suite comprising of; Walk in shower with dual heads, one being rainfall and glazed screen, floating vanity unit with storage drawers and his and hers counter top hand wash basins with de-steam mirrors above and low flush wc. Finished with down lighting and coving to the ceiling, shaver point, extractor fan, heated towel rail, wood effect LVT flooring and a uPVC double glazed window to the front aspect with plantation shutters.



BEDROOM TWO

12'3" x 11'2" (3.74 x 3.42)

The second double bedroom is to the rear of the property and has a uPVC double glazed window with modern white slat blinds fitted, coving to the ceiling, carpeted flooring, radiator and built in wardrobes with sliding mirrored doors.



BEDROOM THREE

10'7" x 9'10" (3.23 x 3.00)

The third double bedroom is to the front of the property and has coved ceiling, carpeted flooring, radiator, built in wardrobes with mirrored sliding doors and a uPVC double glazed window with modern white slat blinds fitted.



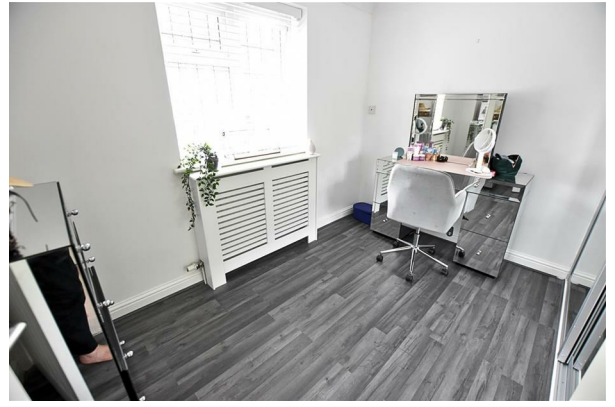
BEDROOM THREE



BEDROOM FOUR

10'7" x 8'11" (3.23 x 2.73)

The final double bedroom is to the rear of the property again with a uPVC double glazed window and modern white slat blinds, coved ceiling, wood effect LVT flooring, radiator and built in wardrobes with mirrored sliding doors.



BEDROOM FOUR



FAMILY BATHROOM

7'4" x 6'8" (2.25 x 2.04)

The recently refurbished family bathroom benefits from a contemporary white three piece suite with a contrasting wood effect finish and comprises of; A freestanding slipper bath with floor tap and hand shower attachment, floating vanity unit with storage drawers and countertop hand wash basin and low flush wc with hidden cistern. Finished with wood effect LVT flooring, coved ceiling, heated towel rail, extractor fan and a uPVC double glazed window to the rear aspect with plantation shutters.



FAMILY BATHROOM



OUTSIDE

THE GARDENS

The property is tucked away at the bottom of a cul de sac with a large red brick paved driveway that provides ample off road parking and leads to the garage. The front garden is laid to lawn with raised planting borders and fenced boundaries, handy bin store and EV charger with a wooden gate leading to the private rear garden. The rear garden is enclosed with fencing and is laid to lawn with paved pathways and a large patio area with covered gazebo to one side, ideal for summer afternoons and entertaining. A summer house with decked seating area finishes the tranquil garden and provides a further retreat with for home working or just relaxing.



THE GARDENS



THE GARDENS



THE GARDENS



THE GARDENS



SUMMER HOUSE

The modern summer house is fitted with electric and lighting and would make the ideal home office space or just a quite relaxing area for your morning coffee.



REAR VIEW



GARAGE

The brick built garage has a roller door to the front and is fitted with electric and lighting

COUNCIL TAX BAND & EPC RATING

Council Tax Band - D

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

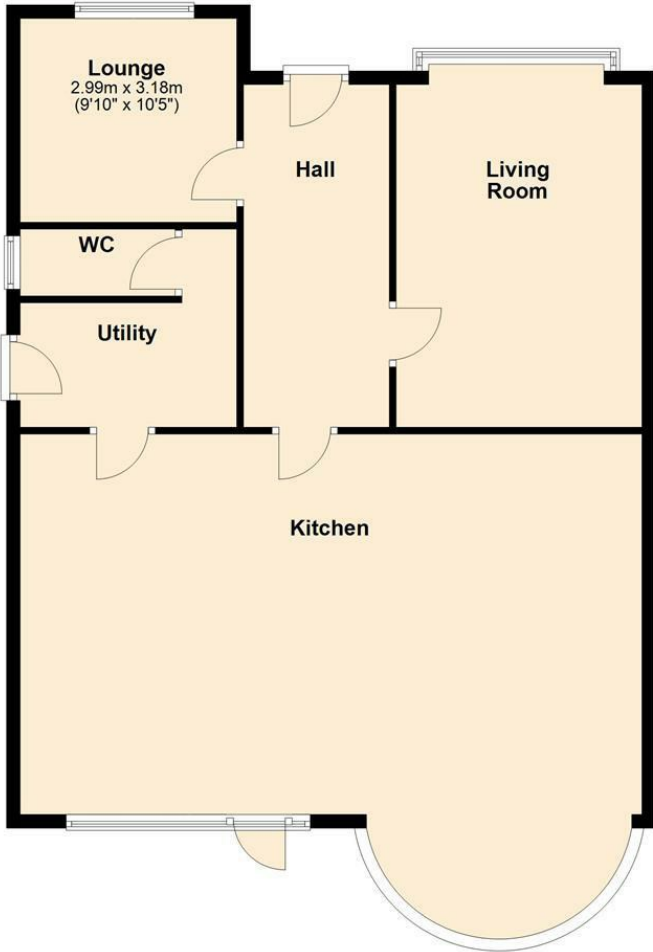
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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

Ground Floor

Approx. 102.0 sq. metres (1098.4 sq. feet)



First Floor

Approx. 71.8 sq. metres (773.0 sq. feet)



Total area: approx. 173.9 sq. metres (1871.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
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			
England & Wales		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.