



5 Hoplands Close New Waltham, Grimsby, North East Lincolnshire DN36 4FT

We are delighted to offer to the market this impressive three-bedroom semi-detached home, ideally situated within the highly sought-after 'Glade in the Woods' development, just off Humberston Avenue. Built by reputable local developer Cyden Homes in 2015 and thoughtfully extended, the property offers spacious and versatile family accommodation, including an entrance hall, cloakroom, lounge, open-plan dining kitchen and a superb additional sun room. Upstairs are three double bedrooms, with the principal bedroom benefiting from an en-suite, together with a modern family bathroom. Externally, the property enjoys landscaped gardens, off-road parking and a semi-detached garage. The private rear garden is a real highlight, designed with entertaining in mind and featuring an extensive patio, artificial lawn and a fantastic brick-built outdoor kitchen complete with fridge and pizza oven, along with outdoor speakers. Perfectly suited to modern family living and entertaining, this is a beautifully positioned home offering excellent space both inside and out. Early viewing is highly recommended.

£255,000

- SOUGHT-AFTER GLADE IN THE WOODS DEVELOPMENT
- JUST OFF PRESTIGIOUS HUMBERTON AVENUE
- BUILT BY CYDEN HOMES IN 2015
- THOUGHTFULLY EXTENDED FAMILY HOME
- OPEN-PLAN DINING KITCHEN
- BRIGHT AND SPACIOUS SUN ROOM
- THREE BEDROOMS
- EN-SUITE TO PRINCIPAL BEDROOM
- PRIVATE REAR GARDEN WITH OUTDOOR KITCHEN & PIZZA OVEN
- GARAGE & OFF-ROAD PARKING



MEASUREMENTS

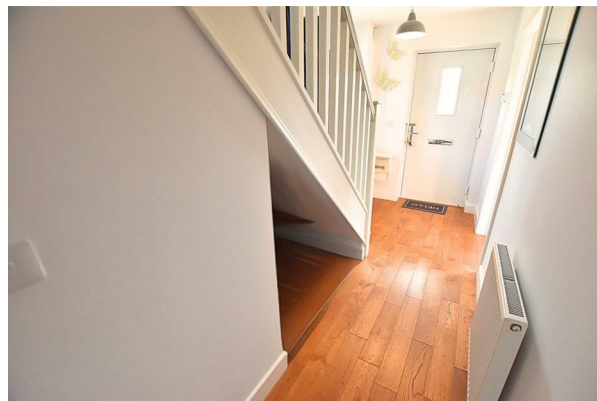
All measurements are approximate.

ACCOMMODATION

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ENTRANCE

Accessed via a composite entrance door leading into the reception hallway.



HALLWAY

The welcoming reception hallway features solid wood flooring, a white staircase with a carpeted runner and open white spindle balustrade, a uPVC double-glazed window to the side aspect, and a radiator.



KITCHEN DINER

17'0" x 9'10" (5.20 x 3.02)

The impressive kitchen/diner is a bright and sociable space, enjoying a generous range of shaker-style taupe-coloured wall and base units, complemented by solid wood worksurfaces, matching upstands and tiled splashbacks. The kitchen is well equipped and incorporates a traditional Belfast sink, a gas hob with stainless steel splashback and chimney-style extractor hood above, together with an electric fan-assisted oven beneath. There is also a range of integrated appliances, including a fridge/freezer and automatic washing machine, providing both practicality and convenience. A wall-mounted boiler is discreetly housed within a matching full-height larder unit, maintaining the clean and cohesive appearance of the kitchen. The room is further enhanced by recessed ceiling downlighting, along with integrated ceiling speakers connected to a Denon sound system, creating an ideal space for both everyday family life and entertaining. Tiled flooring flows throughout the room, complemented by a radiator and a uPVC double-glazed window overlooking the rear aspect, with fitted blinds. There is ample space for a large family dining table and chairs, while the room enjoys an open-plan connection to the adjoining sunroom, creating a wonderful sense of space and continuity.



KITCHEN DINER



KITCHEN DINER



KITCHEN DINER



DINING AREA



DINING AREA



SUNROOM

11'1" x 9'7" (3.39 x 2.94)

Open from the kitchen/diner, the sunroom provides an ideal space for family living and entertaining, with continued tiled flooring, a radiator and a uPVC double-glazed window with fitted blinds. uPVC French doors, also fitted with blinds, provide direct access to the rear garden, creating a seamless connection between the indoor and outdoor living spaces.



SUNROOM



LOUNGE

16'0" x 10'10" (4.90 x 3.31)

The separate lounge is a warm and inviting reception room, featuring a uPVC double-glazed window to the front aspect with fitted blinds, carpeted flooring and a radiator. A feature open chimney breast provides a focal point to the room, complemented by a stone-tiled hearth and oak mantel, with an electric stove inset, creating a cosy and attractive living space.



LOUNGE



CLOAKROOM

5'9" x 2'9" (1.77 x 0.84)

The handy cloakroom benefits from a white two-piece suite comprising a pedestal wash hand basin with tiled splashbacks and a low-level flush WC. The room is finished with solid oak flooring, a radiator and a uPVC double-glazed window to the side aspect.



FIRST FLOOR

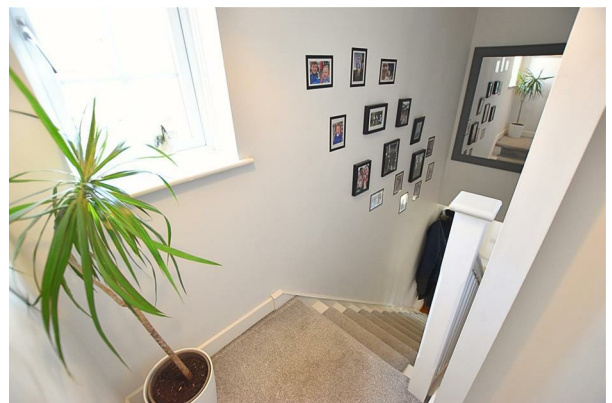
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FIRST FLOOR LANDING

The landing features carpeted flooring, a uPVC double-glazed window to the side aspect with fitted blind, and white panelled doors leading to the rooms. There is also a useful airing cupboard and access to the loft via the ceiling.



FIRST FLOOR LANDING



BEDROOM ONE

12'3" x 11'5" (3.74 x 3.50)

The master bedroom is a spacious and comfortable retreat, featuring a uPVC double-glazed window to the front aspect with fitted blind, carpeted flooring and a radiator. A useful built-in wardrobe with sliding mirrored doors provides ample storage, while a door leads through to the adjoining en-suite shower room.



BEDROOM ONE



BEDROOM ONE



EN SUITE SHOWER ROOM

6'2" x 5'2" (1.90 x 1.60)

The en-suite benefits from a stylish white three-piece suite comprising a walk-in shower with glazed screen and tiled splashbacks, a vanity unit providing useful storage with a countertop wash hand basin, tiled splashbacks and wall-mounted mirror, together with a low-level flush WC. Further features include recessed ceiling downlights, a heated towel rail, herringbone-style vinyl flooring and a uPVC double-glazed window to the front aspect, providing plenty of natural light.



BEDROOM TWO

8'10" x 8'5" (2.70 x 2.59)

The second double bedroom is a well-proportioned room, featuring a uPVC double-glazed window with fitted blinds, carpeted flooring and a radiator.



BEDROOM THREE

9'5" x 8'3" (2.89 x 2.54)

The third bedroom is a well-proportioned room, featuring a uPVC double-glazed window to the rear aspect with fitted blinds, complemented by carpeted flooring and a radiator.



FAMILY BATHROOM

7'0" x 5'6" (2.14 x 1.69)

The family bathroom benefits from a white three-piece suite comprising a panelled bath with hand shower attachment, pedestal wash hand basin and low-level flush WC. The room is finished with part-tiled walls, tiled-effect vinyl flooring, a heated towel rail and extractor fan.



OUTSIDE

THE GARDENS

The property enjoys an attractive corner position, with a charming picket fence defining the front boundaries, complemented by mature planting and a wooden entrance gate. A pathway leads to the main entrance, while the open-plan front and side gardens have been thoughtfully landscaped, creating an attractive approach to the property. A driveway provides ample off-road parking and leads to the garage, with a further wooden gate providing access to the private rear garden. The rear garden is a particular highlight and has been thoughtfully designed to create an exceptional outdoor entertaining space. The garden features an extensive patio area, low-maintenance artificial lawn and well-stocked flower borders with attractive sleeper edging, providing a wonderful combination of entertaining and relaxation areas. A superb brick-built outdoor kitchen creates the perfect setting for hosting family and friends and is equipped with an integrated fridge and pizza oven. Outdoor speakers further enhance the space, making it ideal for summer gatherings, alfresco dining and entertaining. Fully enclosed by a combination of walling and fencing, the garden enjoys a good degree of privacy and offers a fantastic extension of the home's living and entertaining space.

THE GARDENS



THE GARDENS



THE GARDENS



REAR VIEW



GARAGE

A semi-detached brick-built garage is located to the rear of the property and benefits from an up-and-over door, power and lighting, together with a convenient rear courtesy door.



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 - C

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. 52.0 sq. metres (559.6 sq. feet)



First Floor

Approx. 41.7 sq. metres (449.1 sq. feet)



Total area: approx. 93.7 sq. metres (1008.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	79	
(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 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.