



4 Church View Grimsby, North East Lincolnshire DN34 4LE

Situated on the popular and well-established residential development of Church Meadows in Grimsby, this impressive three-bedroom semi-detached family home offers modern, versatile living accommodation and is ideally positioned for easy access to a range of local amenities, excellent road and motorway links, and Grimsby town centre. Having been thoughtfully modernised by the current vendors, the property has been transformed to provide a contemporary open-plan style of living, perfectly suited to modern family life. The well-presented accommodation briefly comprises a welcoming reception hallway, lounge, spacious open-plan living kitchen diner, cloakroom, three good-sized bedrooms and a family bathroom. Externally, the property benefits from a lawned front garden and driveway providing ample off-road parking, with double wooden gates leading to a further driveway, detached garage and an enclosed southerly-facing rear garden, complete with lawn and attractive porcelain-tiled patio. An excellent family home in a desirable location, early viewing is highly recommended to fully appreciate the accommodation and outdoor space on offer.

- THREE BEDROOM SEMI-DETACHED HOME
- POPULAR CHURCH MEADOWS ESTATE
- MODERNISED THROUGHOUT
- OPEN PLAN LIVING/DINING/KITCHEN
- THREE GOOD-SIZED BEDROOMS
- FAMILY BATHROOM & CLOAKROOM
- DETACHED GARAGE
- AMPLE OFF-ROAD PARKING
- SOUTH-FACING REAR GARDEN
- CLOSE TO LOCAL AMENITIES & MOTORWAY LINKS

Offers Over £225,000



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.

ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

ENTRANCE

Accessed via the front of the property through a composite cottage-style door, leading into the welcoming reception hallway.



HALLWAY

The welcoming reception hallway features wood-effect Amtico flooring, with carpeted stairs rising to the first floor and an enclosed banister providing useful storage beneath. Solid oak connecting doors lead to the principal rooms, while a uPVC double-glazed window to the side aspect is fitted with modern night-and-day blinds. The hallway is further complemented by a radiator with an attractive modern cover.



LOUNGE

14'1" x 10'9" (4.30 x 3.28)

The separate lounge, currently utilised as a playroom, features a uPVC double-glazed bow window fitted with modern night-and-day blinds, wood-effect laminate flooring, coving to the ceiling and a radiator.



LOUNGE



CLOAKROOM

5'6" x 2'9" (1.70 x 0.85)

The handy cloakroom benefits from a contemporary white two-piece suite comprising a vanity unit with useful storage and inset wash hand basin, together with a low-level WC with concealed cistern. The room is finished with recessed downlights, tiled-effect vinyl flooring, a radiator and a uPVC double-glazed window to the side aspect.



LIVING KITCHEN DINER

22'0" x 15'7" (6.71 x 4.76)

The true hub of the home, this impressive open-plan living kitchen diner provides a stylish and sociable space, perfect for modern family life and entertaining. The contemporary kitchen is positioned to one side and features a generous range of navy shaker-style wall and base units with matching pan drawers, complemented by quartz worksurfaces extending to create a useful breakfast bar, with matching upstands. The kitchen is well equipped with a Belfast sink, induction hob with extractor hood, electric fan-assisted eye-level oven, space for a microwave, integrated fridge freezer, dishwasher and automatic washing machine. The open-plan layout provides ample space for both a family dining table and comfortable lounge area, creating a versatile room in which to relax, dine and entertain. Finished with recessed downlights, two stylish column-style radiators, feature pendant lighting over the breakfast bar, two Velux windows and bi-folding doors opening onto the rear garden, complete with integrated blinds. Wood-effect vinyl flooring flows throughout, adding to the contemporary yet welcoming feel of this superb family space.



LIVING KITCHEN DINER



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FIRST FLOOR

FIRST FLOOR LANDING

The first-floor landing features continued carpeted flooring, an attractive oak open-spindle balustrade, and solid oak connecting doors leading to the bedrooms and bathroom. A uPVC double-glazed window to the side aspect is fitted with modern night-and-day blinds, while the ceiling provides access to the loft, which benefits from a pull-down ladder and fitted lighting.

FIRST FLOOR LANDING

BEDROOM ONE

14'7" x 10'3" (4.45 x 3.14)

The master bedroom is positioned to the front aspect and features a uPVC double-glazed window fitted with a blind, carpeted flooring and a radiator. The room also offers ample space for freestanding wardrobes and additional bedroom furniture.



BEDROOM ONE



BEDROOM TWO

10'6" x 10'0" (3.22 x 3.06)

The second double bedroom is positioned to the rear aspect and features a uPVC double-glazed window fitted with a blind, attractive feature wall panelling, carpeted flooring and a radiator.



BEDROOM TWO



BEDROOM THREE

8'1" x 7'4" (2.47 x 2.25)

The third bedroom is a well-proportioned room, positioned to the front aspect and featuring a uPVC double-glazed window fitted with a blind, carpeted flooring and a radiator.



BEDROOM THREE



BATHROOM

8'0" x 5'3" (2.44 x 1.62)

The modern family bathroom benefits from a stylish white three-piece suite comprising a panelled bath with dual-head rainfall shower over and glazed screen, a vanity unit with inset wash hand basin and useful storage beneath, and a low-level WC. The room is finished with contemporary marble-effect tiling to the splashback areas and dado height, complemented by matching floor tiles. Further features include recessed downlights, an extractor fan, heated towel rail and a uPVC double-glazed window with additional light panel to the rear aspect, allowing plenty of natural light to flood the room.



OUTSIDE

THE GARDENS

The property is set back from the road behind a low-walled boundary with brick pillars to the front, complemented by side fencing and a generous open driveway providing ample off-road parking. The front garden is laid mainly to lawn, with double wooden gates giving access to a further driveway, the rear garden and detached brick-built garage.

The enclosed, southerly-facing rear garden is predominantly laid to lawn and features an attractive porcelain-tiled patio, creating an ideal space for outdoor dining and entertaining. There is also useful additional space beyond the garage, perfect for a children's play area. A lovely sunny garden, it provides an excellent outdoor extension to the home, particularly when the bi-fold doors are opened from the impressive living kitchen diner.



THE GARDENS



THE GARDENS



THE GARDENS



GARAGE

The detached brick-built garage features an up-and-over door to the front aspect, together with a side courtesy uPVC door and window. The garage is fully equipped with power 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 - B

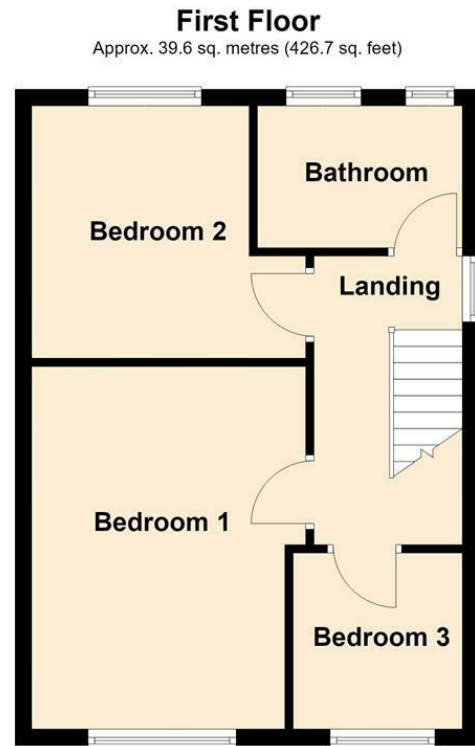
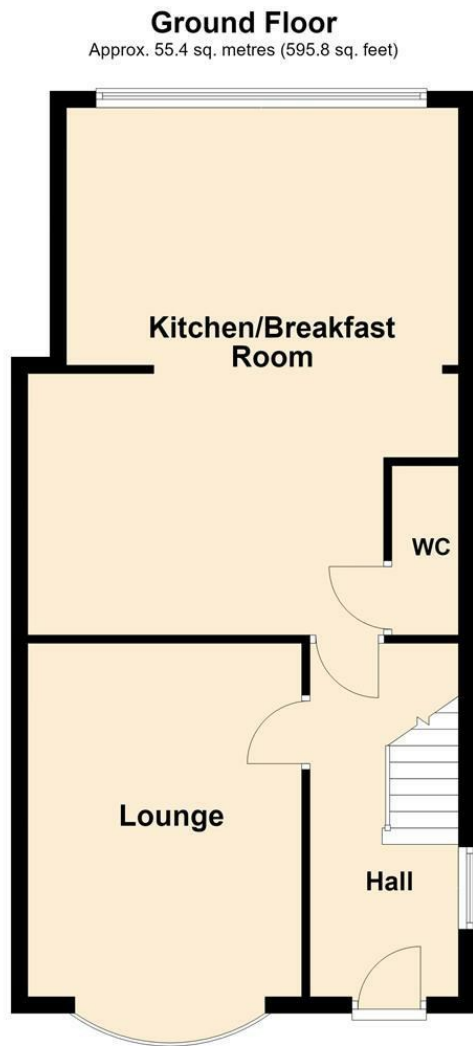
EPC - C

VIEWING ARRANGEMENTS

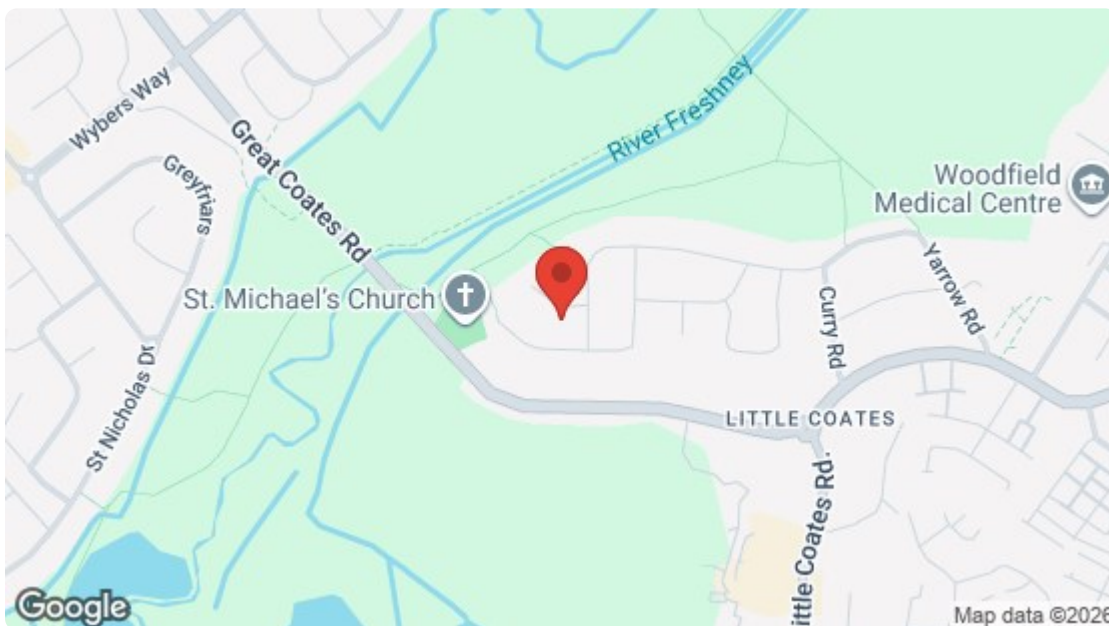
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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



Total area: approx. 95.0 sq. metres (1022.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	74	
(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.