



## 9 Roundway Grimsby, North East Lincolnshire DN34 5AS

We are delighted to offer for sale this THREE BEDROOM DETACHED FAMILY HOME situated just off Westward Ho and The Cresta in this established and deservedly popular residential area, so well placed for the town centre, schools, the College and other facilities and yet enjoying relative calm and tranquillity with its private and most delightful rear garden, this handsome DETACHED HOUSE has been tastefully refurbished to a very high standard and makes a lovely home of great charm and character. The refurbishment has taken place over the last five years to include re-wire, new boiler and central heating system, be-spoke kitchen, bathroom, new windows and doors with full decoration. The accommodation comprises of; Entrance porch, reception hallway, dining kitchen, two reception lounges, cloakroom and to the first floor three bedrooms and family bathroom. The property sits well back from the road with a walled garden, open access driveway which has been newly paved and provides ample off road parking and to the rear a delightfully private well mature garden with established trees and summer house and detached garage. Viewing is highly recommended to appreciate this lovely family home.

**£265,000**

- HIGHLY REGARDED LOCATION
- DETACHED FAMILY HOME
- ENTRANCE PORCH
- RECEPTION HALLWAY
- KITCHEN DINER
- TWO RECEPTION ROOMS
- CLOAKROOM
- THREE BEDROOMS
- FAMILY GARDENS
- DELIGHTFULL WELL ESTABLISHED GARDENS



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### ENTRANCE

Accessed via a uPVC double glazed door with perfect fit blinds fitted leading into the porch.



### PORCH

The welcoming porch has uPVC double glazed windows with exposed brick walls, tiled flooring and built in be-spoke cloaks cupboard. Feature arched door leading to the reception hallway.



### RECEPTION HALLWAY

The welcoming reception hallway has coving to the ceiling, wood effect Amtico flooring with carpeted returned staircase having white wooden open spindle balustrade and handy storage cupboard and radiator.



### KITCHEN DINER

12'0" x 11'6" (3.67 x 3.51)

The be-spoke kitchen benefits from a range of hand painted cream wall and base unit with modern handles, wood effect work surfaces and matching splashbacks incorporating a stainless steel sink and drainer, electric fan assisted oven, Neff induction hob with modern black glass extractor hood, integrated dishwasher and fridge freezer and ample space for a concealed automatic washing machine and tumble dryer.



## KITCHEN DINER



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## REAR SITTING/DINING ROOM

13'5" x 10'11" (4.09 x 3.35)

The rear sitting room and dining room has a uPVC double glazed bay window with French doors leading to the patio area. A bright and airy room finished with coving and cornice to the ceiling, carpeted flooring, radiator and feature fireplace with Oak surround, marble hearth and back and inset electric fire.



## REAR SITTING/DINING ROOM



## REAR SITTING/DINING ROOM



## LOUNGE

14'2" x 11'10" (4.33 x 3.62)

To the front aspect of the property with a uPVC double glazed walk in bay window with blinds fitted, coving to the ceiling, carpeted flooring, radiator fitted, feature fireplace with Oak surround, marble hearth and back with electric fire.



## LOUNGE



## CLOAKROOM

The cloakroom benefits from a white two piece suite comprising of; Low flush wc and vanity hand wash basin with handy storage. Large storage cupboard housing the wall mounted boiler, uPVC double glazed window to the side aspect and wood effect LVT flooring.



## STAIRS AND WINDOW

Returned stair case with carpeted flooring, white wooden open spindle balustrade and feature period style window with stained glass.



## FIRST FLOOR

### FIRST FLOOR LANDING

Having continued carpeted flooring with open spindle balustrade, coving to the ceiling, feature arch and loft access.



## BEDROOM ONE

14'0" x 9'3" (4.27 x 2.84)

The master bedroom is to the front aspect with a walk in uPVC double glazed bay window, coving to the ceiling, carpeted flooring and radiator. Finished with built in Oak Veneer wall to wall wardrobes with matching draws and bedside table.



## BEDROOM ONE



## BEDROOM ONE



## BEDROOM TWO

12'5" x 10'10" (3.81 x 3.32)

The second double bedroom is to the rear of the property with a uPVC double glazed door with side light windows leading onto the balcony. Finished with coving to the ceiling, carpeted flooring, radiator and built in Oak Veneer wall to wall wardrobes with matching draws and bedside cabinets.



## BEDROOM TWO



## BALCONY PHOTO



## BALCONY PHOTO



## BEDROOM THREE

11'10" x 7'4" (3.61 x 2.26)

The third bedroom has a uPVC double glazed window to the rear aspect, carpeted flooring, radiator and built in wall to wall wardrobes.



## BATHROOM

7'3" x 4'11" (2.21 x 1.50)

The family bathroom benefits from a white three piece suite comprising of; Bath with hand shower attachment, vanity unit with handy storage and hand wash basin and low flush wc. Finished with Aqua style paneling to the walls, wood effect LVT flooring, heated towel rail, large storage cupboard (which previously was a separate shower) and heated towel rail.



## OUTSIDE

## THE GARDENS

The property stands back from the road with walled boundaries and open access driveway which has been recently paved to provide ample off road parking and leads to the detached garage and private rear garden via a wooden gate. The front garden is laid to lawn with mature planting to the borders. The private rear garden ideal for a budding gardener with its fenced boundaries, mature and well established Laurels, feature well stocked borders, silver birch and olive tree and paved patio ideal for those lazy summer afternoons or outside entertaining. To the rear of the garden is a wooden summer house fitted with electric, lighting and wall mounted Smeg heater with a tiled patio area to enjoy your morning coffee and separate timber shed.



## THE GARDENS



## THE GARDENS



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## SUMMERHOUSE



## SUMMERHOUSE



## REAR VIEW



### DETACHED GARAGE

Brick built detached garage with double wooden doors to the front aspect, side courtesy door and window and fitted with electric 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 - d

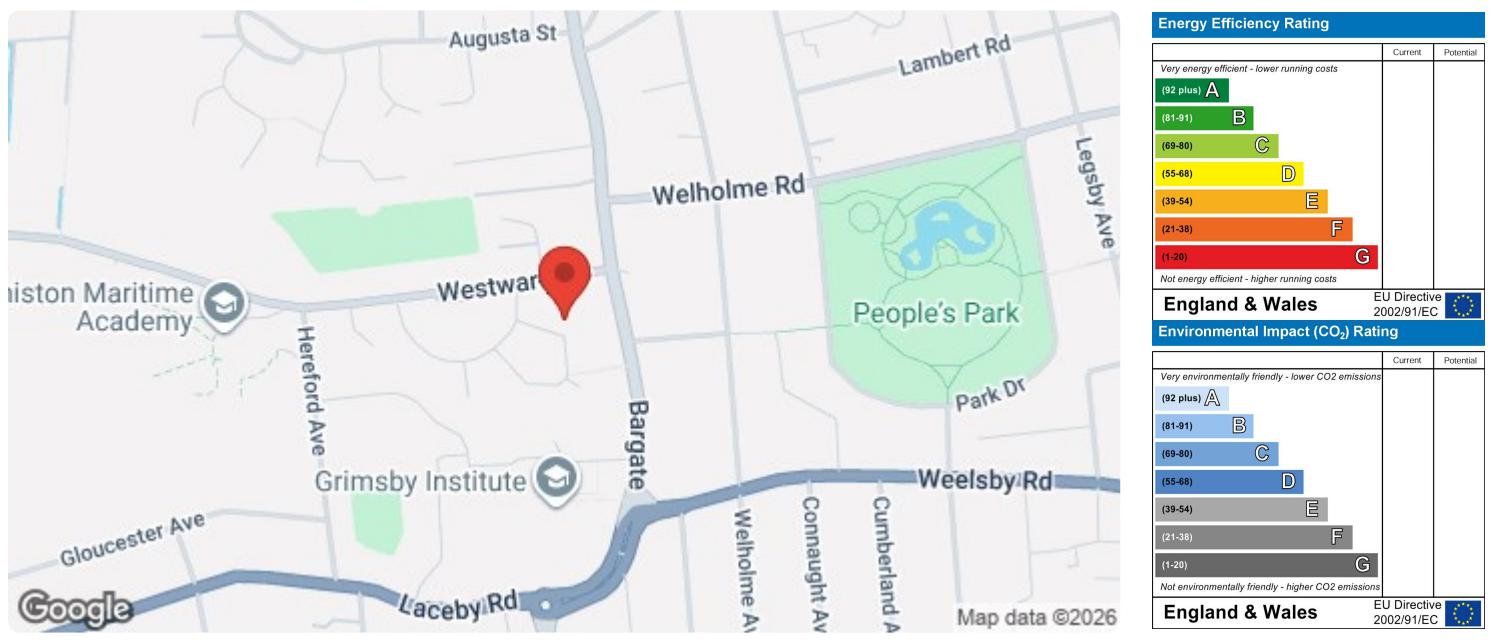
EPC -

### 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.