



## 21 Albertross Drive Grimsby, North East Lincolnshire DN36 4ZN

Joy Walker Estate Agents are delighted to present this exceptional FIVE/SIX bedroom executive residence built circa 2021 and set on a generous corner plot within the highly sought-after Millennium Farm development, just off the prestigious Humberston Avenue. Presented in superb turn-key condition this beautifully finished home is ready to move straight into. Stylish interiors and thoughtful upgrades are evident throughout including a stunning newly installed kitchen perfect for modern family living and effortless entertaining. The ground floor offers a welcoming entrance hall, an elegant living room, and a versatile study/bedroom six, ideal for home working or guests. A sleek W.C., impressive open-plan kitchen-diner and separate utility room complete this level with both practicality and style. Upstairs five well-proportioned bedrooms provide excellent accommodation including a luxurious principal suite with en-suite, while a contemporary family bathroom serves the remaining rooms both featuring bath and separate shower. Outside the property enjoys a well-maintained rear garden mainly laid to lawn ideal for relaxing or entertaining along with a timber storage unit included in the sale. A standout addition is the detached one-bedroom annex thoughtfully converted from the former garage. Offering stylish open-plan living, a double bedroom and modern en-suite it provides superb flexibility for multi-generational living or potential income (subject to necessary consents). A beautifully presented home offering space, flexibility, and quality throughout. Early viewing is highly recommended.

**£470,000**

- HUMBERSTON VILLAGE LOCATION
- FIVE/SIX BEDROOM DETACHED FAMILY HOME
- SEPARATE ONE BEDROOM ANNEX
- MODERN KITCHEN DINER & UTILITY ROOM
- LOUNGE, STUDY(SIXTH BEDROOM)
- DOWN STAIRS CLOAKROOM
- FIVE GOOD SIZED BEDROOMS
- MASTER WITH EN SUITE BATHROOM
- FAMILY BATHROOM
- IMMACULATE THROUGHOUT



### 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.

### MEASUREMENTS

All measurements are approximate.

### ACCOMMODATION

#### ENTRANCE

Access via a newly fitted composite door with sidelight windows to the front aspect leading into the welcoming reception hallway.



#### HALLWAY

The welcoming reception hallway sets the tone for the rest of the property with its Herringbone style wood effect Amitco flooring and central staircase with open white spindle balustrade and carpeted tread leading to the first floor, large cloaks cupboard and radiator. Double doors lead to the lounge.



#### LIVING KITCHEN DINER (L-SHAPED)

23'11" x 14'3" (7.30 x 4.35 )

The hub of the family home is the modern newly fitted living kitchen diner with a seating and dining area to one end and the kitchen to the other creating an ideal family entertaining space for a growing family. The kitchen is newly fitted and benefits from a wide range of grey gloss fronted wall and base units with contrasting work surfaces with matching upstands incorporating a composite sink, induction hob with glass splashback, two eye level electric fan assisted ovens, bin recycling cupboard and integrated dishwasher. Finished with down lights to the ceiling, two radiators, wood effect Amitico flooring, two uPVC double glazed windows and French doors overlooking the garden. Door leading to the utility room.



#### LIVING KITCHEN DINER



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## UTILITY ROOM

10'4" x 5'8" (3.17 x 1.75)

The handy utility room benefits from a matching range of units to the kitchen and contrasting work surface with upstands and has an integrated fridge freezer, and washer dryer, wall mounted boiler in matching unit. Finished with down lights to the ceiling, wood effect Amtico flooring, radiator and a uPVC double glazed door leading to the rear garden.



## LOUNGE

23'3" x 12'9" (7.10 x 3.89)

The lounge has double doors from the reception hallway and has ample natural light from the two uPVC double glazed windows to the front aspect and French doors leading to the patio. Finished with carpeted flooring, two radiators and feature panelled mock chimney back drop.



## LOUNGE



## LOUNGE



### OFFICE/STUDY OR SIXTH BEDROOM

12'11" x 8'0" (3.95 x 2.44)

This versatile room is presently used as a home office but could be a study or sixth bedroom and has two uPVC double glazed windows to the front aspect, carpeted flooring and radiator.



### CLOAKROOM

5'9" x 3'2" (1.77 x 0.98)

The cloakroom benefits from a white two piece suite comprising of; Pedestal hand wash basin and low flush wc with continued wood effect Amtico flooring, radiator and extractor fan.



### FIRST FLOOR

#### FIRST FLOOR LANDING

Having continued carpeted flooring from the stairs and white wooden open spindle balustrade, airing cupboard and loft access to the ceiling. The loft has a pull down ladder, full boarding and a light fitted.



### MASTER BEDROOM

13'11" x 12'11" (4.26 x 3.96)

The master bedroom has two uPVC double glazed windows to the front aspect, carpeted flooring, radiator and built in wardrobes with sliding mirrored doors. Door leading to the en suite bathroom.



## MASTER BEDROOM



## EN SUITE BATHROOM

8'8" x 5'7" (2.66 x 1.71)

The en suite bathroom benefits from a white four piece suite comprising of; Bath, shower with glazed screen, pedestal hand wash basin and low flush wc. Having part tiling to the walls, tiled effect LVT flooring, heated towel rail, heated de steam wall mirror, extractor fan and a uPVC double glazed window to the rear aspect.



## BEDROOM TWO

12'11" x 12'1" (3.96 x 3.70)

The second double bedroom is again to the front aspect with two uPVC double glazed windows with a range of newly fitted wardrobes with matching side drawers and overhead storage cupboards, carpeted flooring and radiator fitted.



## BEDROOM TWO



### BEDROOM THREE

12'8" x 10'10" (3.87 x 3.31)

The third double bedroom has a uPVC double glazed window to the rear aspect, carpeted flooring, radiator and a range of modern fitted wardrobes with matching overhead storage cupboards.



### BEDROOM THREE



### BEDROOM FOUR

10'8" x 9'8" (3.27 x 2.96)

The fourth double bedroom is again to the rear aspect with a uPVC double glazed window, carpeted flooring, radiator and a further range of newly fitted modern wardrobes with matching dressing table.



### BEDROOM FOUR



### **BEDROOM FIVE**

8'11" x 7'1" (2.74 x 2.17)

The fifth bedroom has a uPVC double glazed window to the rear aspect, carpeted flooring and radiator fitted.



### **FAMILY BATHROOM**

10'9" x 6'6" (3.30 x 2.00)

The family bathroom benefits from a white four piece suite comprising of; Bath, shower cubicle with glazed screens, pedestal hand wash basin and low flush wc., part modern tiling to the splashback areas, tiled effect LVT flooring, heated towel rail, extractor fan and uPVC double glazed window to the front aspect.



### **THE ANNEX**

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The annex has been converted from the garage and is a true addition to a growing family finished to a high specification ideal for assisted family living, even working from home or running a business (subject to consent). Comprising of a living kitchen area with bedroom and shower room.



### **LIVING AREA**

16'10" x 9'10" (5.14 x 3.02)

The kitchen working area benefits from a large range of grey gloss units with contrasting worksurfaces and matching upstands extending to provide a handy breakfast bar area and incorporated a composite sink and integrated fridge. open to the lounge area with modern LVT flooring, freestanding electric heaters, down lights uPVC double glazed French doors overlooking the garden and a uPVC double glazed window with perfect fit blinds to the front aspect.



## LIVING AREA



## KITCHEN AREA



## KITCHEN AREA



## BEDROOM

7'10" x 10'2" (2.40 x 3.12)

The double bedroom has a uPVC double glazed window with perfect fit blinds overlooking the garden, continued LVT flooring and down lights to the ceiling.



## **SHOWER ROOM**

6'9" x 6'0" (2.06 x 1.85)

Benefitting from a white three piece suite comprising of; Walk in shower with glazed screen, floating vanity hand wash basin with handy storage and low flush wc. Finished with aqua style panelling, LVT flooring, heated towel rail and uPVC double glazed window to the front aspect with perfect fit blinds.



## **OUTSIDE**

### **THE GARDENS**

The property stands proud and enjoys a corner position with an open plan lawned front garden with paved off road parking for three vehicles. The front garden has ample space to park a caravan or motorhome. Dual aspect wooden gates lead to the rear garden. The rear garden is a great size and mainly laid to lawn with two paved patio areas, timber shed and fenced boundaries. The side garden is used as a bin store and has artificial grass fitted ideal for an outside dog or pet area.

### **THE GARDENS**



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**THE GARDENS**



**SIDE GARDEN**



## OFF ROAD PARKING



## 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 - F

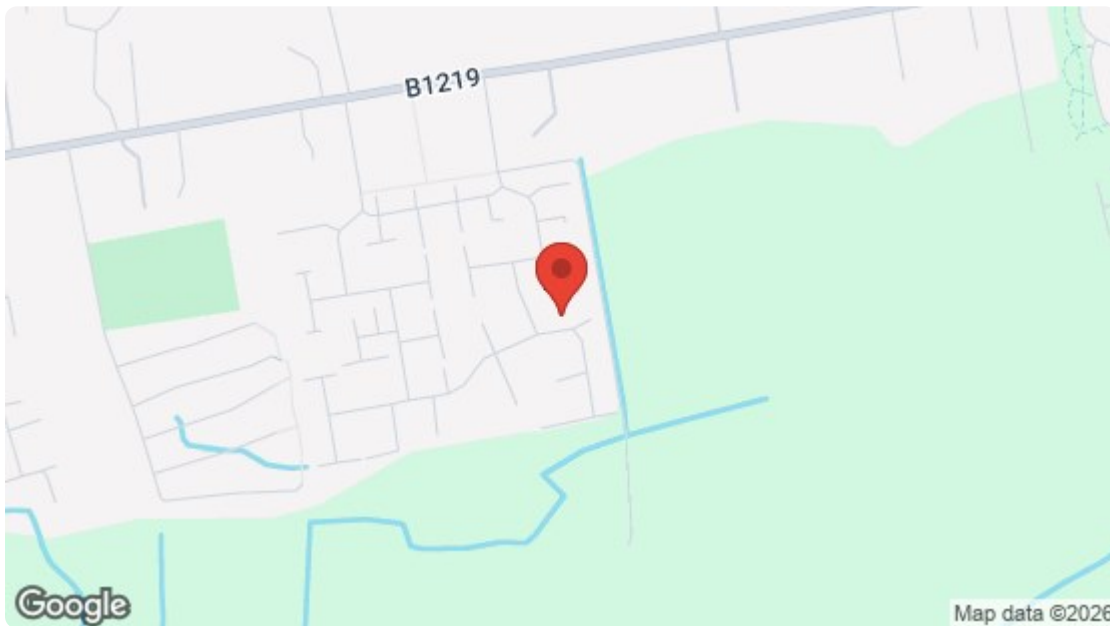
EPC - B

## 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		85	91
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> 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 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.