



1 Bray Close Scartho, Grimsby, North East Lincolnshire DN33 3SG

We are delighted to offer for sale with FOUR BEDROOM EXTENDED DETACHED FAMILY HOME enjoying a cul de sac position within the popular development of ever popular area of Scartho close to all local amenities, Princess Diana of Wales hospital and within easy access of both Grimsby and Cleethorpes town centres. The property benefits from gas central heating and uPVC double glazing and has been tastefully modernised and extended to provide a great family home. The accommodation comprises of; Entrance hall, modern kitchen diner, utility room, separate dining room, snug/office, lounge and cloakroom to the ground floor with four good sized bedrooms, master with en suite shower room and family bathroom to the first floor. Enjoying a lawned open plan front garden with a red brick paved driveway and to the rear a private well maintained garden with dual aspect patio areas, timber shed and mature planting. Viewing is highly recommended to appreciate this lovely spacious family home.

£259,500

- EXTENDED DETACHED FAMILY HOME
- MODERN KITCHEN
- UTILITY ROOM
- DINING ROOM
- SNUG/OFFICE
- CLOAKROOM
- MASTER WITH EN SUITE SHOWER ROOM
- FAMILY BATHROOM
- PRIVATE REAR GARDEN
- CUL DE SAC POSITION



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

GROUND FLOOR

ENTRANCE

Accessed via a uPVC glazed door into the reception hallway.

HALLWAY

The welcoming reception hallway has carpeted flooring with a built in door mat, radiator and carpeted stairs with white wooden spindle balustrade and understairs storage cupboards leading to the first floor.



CLOAKROOM

6'1" x 2'9" (1.86 x 0.86)

The handy cloakroom benefits from a white two piece suite comprising of; Vanity hand wash unit with handy storage and low flush wc. Finished with tiling to the splashback areas, radiator and carpeted flooring.



KITCHEN DINER

16'2" x 11'3" (4.94 x 3.44)

This stylish and welcoming kitchen is the heart of the home, beautifully designed with contemporary units, warm wood-effect worktops and elegant tiled splashbacks. Perfect for both everyday living and entertaining, it features an electric hob and oven, integrated dishwasher, ceramic sink and space for a fridge freezer. A central island provides a lovely spot for casual dining or morning coffee, doubling as a practical breakfast bar with extra storage. Light fills the room through the double-glazed window, while the double-glazed back door opens directly onto the rear garden, making indoor-outdoor living a breeze. Finished with wood-effect vinyl flooring, a neatly concealed boiler in a matching unit and a radiator for year-round comfort, this kitchen offers a warm and inviting space to cook, dine and enjoy.



KITCHEN DINER



KITCHEN DINER



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KITCHEN DINER



DINING ROOM

13'2" x 9'4" (4.02 x 2.86)

The family dining room has coving to the ceiling, carpeted flooring, radiator and uPVC double glazed French doors leading to the rear garden.



DINING ROOM



UTILITY ROOM

8'2" x 7'11" (2.50 x 2.43)

The utility room benefits from a range of white wall and base units with contrasting worksurfaces and Aqua panelled walls and has ample space for an automatic washing machine and tumble dryer. Finished with carpeted flooring and door leading to the snug/office.



STUDY / OFFICE

7'9" x 7'8" (2.37 x 2.34)

This handy snug/office is ideal for home working and teenagers TV room, having carpeted, radiator and uPVC double glazed window to the front aspect with modern wooden blinds.



LOUNGE

16'10" x 11'2" (5.14 x 3.42)

The family lounge has a uPVC double glazed window to the front aspect with blinds fitted, coving to the ceiling, radiator and feature fireplace with painted wood surround, marble hearth and back and inset coal gas fire.



LOUNGE



FIRST FLOOR

FIRST FLOOR LANDING

The landing has continued carpeted flooring with open white wooden spindle balustrade, radiator, handy airing cupboard and a uPVC double glazed window with blinds fitted to the side aspect. Loft access to the ceiling with pull down ladder. The loft has full boarding and a light fitted.



FIRST FLOOR LANDING



BEDROOM ONE

13'5" x 8'7" (4.09 x 2.62)

The master bedroom is to the front of the property with a uPVC to the front aspect with blinds, carpeted flooring, radiator and a range of fitted wardrobes with matching overhead cupboards and bedside draws. Door leading to the en suite shower room.



ENSUITE

8'7" 5'5" (2.62 x 1.66)

The en suite benefits from a white three piece suite comprising of; Walk in shower with glazed screen and tiled splashbacks, vanity hand wash unit with handy storage and low flush wc with hidden cistern. Finished with modern tiling to the splashback areas, heated towel rail, carpeted flooring and uPVC double glazed window to the side aspect.



BEDROOM TWO

10'3" x 8'7" (3.13 x 2.64)

The second double bedroom is to the rear of the property with a uPVC double glazed window, carpeted flooring, radiator and walk in storage cupboard.



BEDROOM THREE

10'8" x 8'10" (3.27 x 2.71)

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



BEDROOM FOUR

8'11" x 7'6" (2.73 x 2.29)

The fourth bedroom has a uPVC double glazed window to the front aspect, carpeted flooring, radiator and built in wardrobes with sliding mirrored doors.



BATHROOM

6'10" x 5'7" (2.09 x 1.71)

The family bathroom benefits from a white three piece suite comprising of; Bath with shower over, glazed screen and Aqua panelled splashbacks, vanity hand wash unit with handy storage and low flush wc with hidden cistern in matching combination unit. Finished with modern tiling to the splashbacks area, heated towel rail, carpeted flooring and uPVC double glazed window to the side aspect.



OUTSIDE

THE GARDENS

The property enjoys a cul de sac position with an open plan front garden which is laid to lawn with a red brick paved driveway providing ample off road parking. Gated access to both sides of the property which lead to the private rear garden. The well maintained rear garden has a mixture of fenced and Laurel boundaries with mature planting to the borders being mainly laid to lawn enjoying a wooden arch for with a paved patio enjoyed to the property and a composite decked patio to the rear providing an ideal outside entertaining and relaxing area.



THE GARDENS



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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 - C

OPENING TIMES

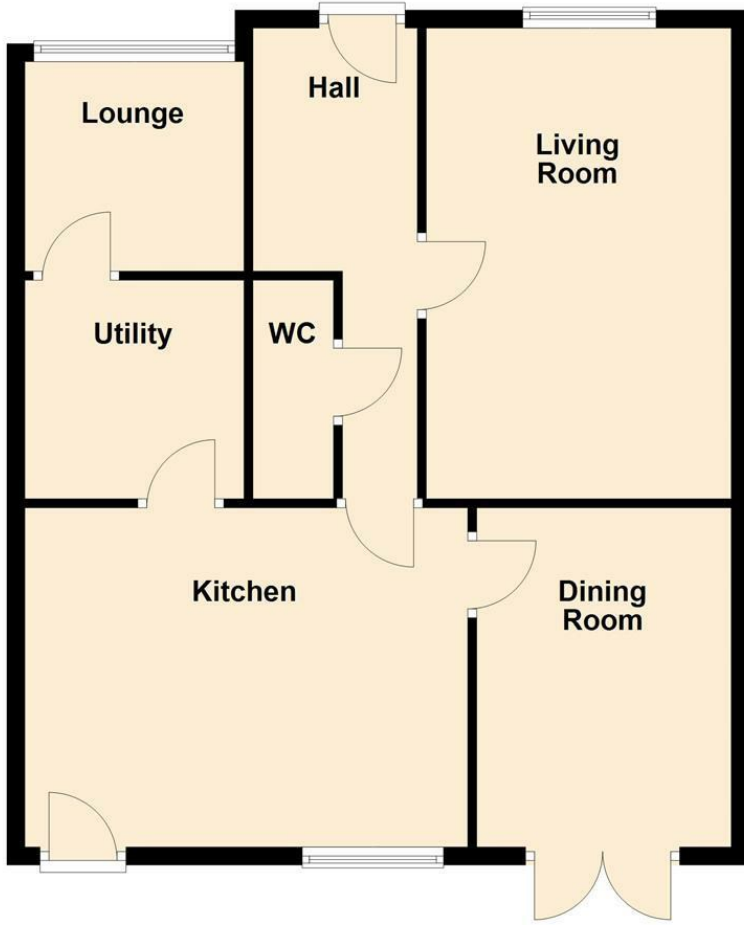
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

VIEWING ARRANGEMENTS

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

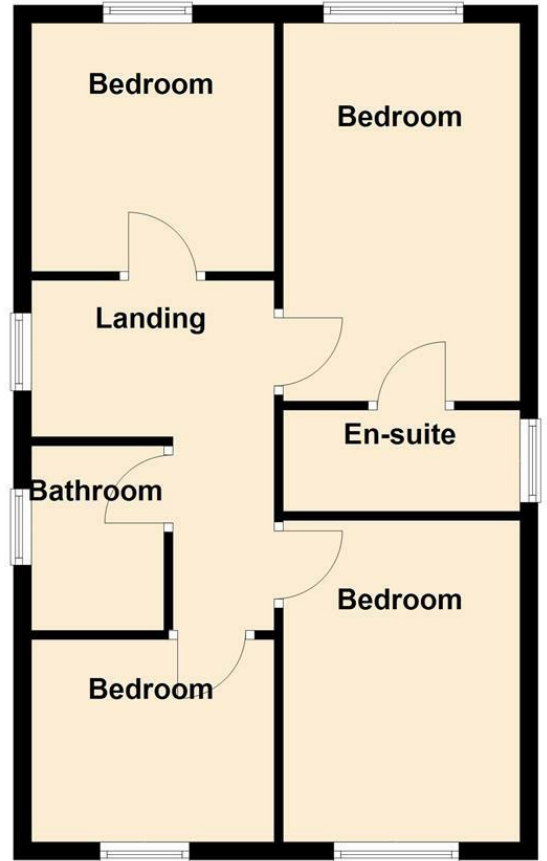
Ground Floor

Approx. 71.5 sq. metres (769.3 sq. feet)

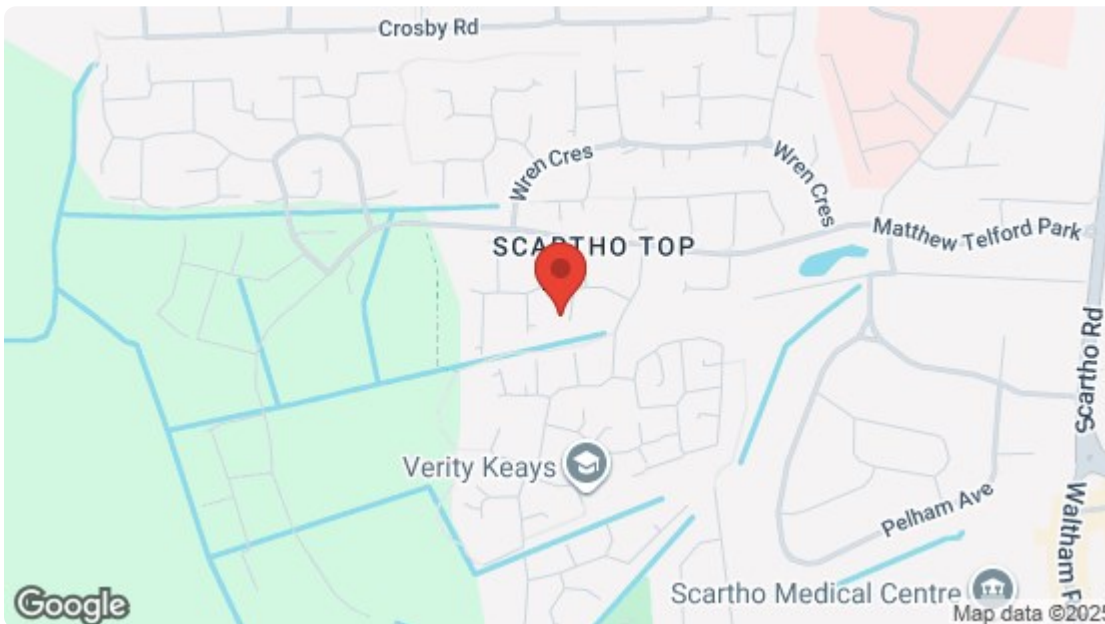


First Floor

Approx. 50.1 sq. metres (539.3 sq. feet)



Total area: approx. 121.6 sq. metres (1308.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		78	
(69-80) C			
(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 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.