



Manor Farm Mews, Bradley, Grimsby, DN37 0BL

**FOR SALE - £465,000**

**CanTERS**

Chartered Surveyors

A superb **FOUR BEDROOM SEMI DETACHED HOUSE** found within an exclusive cul-de-sac development in the highly sought after and popular village of Bradley. The property was constructed in 2017 by renowned local builders Brooks Building Contractors and offers spacious well planned and appointed accommodation over two floors. The property has many notable features including Upvc double glazed windows, gas central heating being underfloor to the ground floor, security alarm, oak veneered internal doors, a superb open plan living space with bifold doors to front and rear gardens together with field views to the rear and a double garage.

The accommodation briefly comprises; Hallway, Cloakroom, Study, open plan Living Dining Area, Breakfast Kitchen and Utility Room to the ground floor. To the first floor are Four Bedrooms, Family Bathroom and an En-Suite Shower Room. To the outside are Front and Rear Gardens and a Double Garage with attached Garden Store.

The village of Bradley contains a wide variety of individually styled properties with amenities nearby including; local convenience store, hot food takeaway, medical centre, Morrisons supermarket and is not far from the A46.

**Hallway** Having solid oak entrance door with two sidelights, understairs cupboard, downlights to ceiling and wood effect flooring which continues through the whole of the ground floor.

**Cloakroom** With suite comprising; White low flush WC and a vanity style wash hand basin with mixer tap over and splashback.

**Study** 2.78m x 2.36m With fitted worktop, provision for a wall mounted television and a window to the front aspect.

### Open Plan Living Diner

This superb L-shaped living space comprises;

**Living Dining Area** 10.02m x 3.25m With downlights to the ceiling, access to the breakfast kitchen together with windows overlooking the rear garden and the fields beyond. Bifolding doors open onto the patio.

**Lounge Area** 4.96m x 4.28m With downlights, provision for a wall mounted television and bifolding doors to the front garden.

**Breakfast Kitchen** 5.41m x 4.94m Comprehensively fitted with a range of grey shaker style units with contrasting oak worktops and an inset sink unit with mixer tap over. The centre island with breakfast bar has contrasting blue cupboards and oak worktop and incorporates a five ring induction hob with inset extractor fan and wine cooler. Built in appliances include two eye level ovens, a fridge/freezer and a dishwasher. There is a provision for a wall mounted television, downlights to the ceiling and dual aspect windows. A bifolding door leads out to the rear garden.

**Utility Room** 5.85m x 1.84m With grey shaker style units with contrasting oak worktop and an inset sink unit with mixer tap over. Housing for both a washing machine and dishwasher. A composite door provides access to the rear garden and a separate doors leads into the attached double garage.

A return spelled staircase leads from the hallway to the landing with airing cupboard hot water cylinder and downlights to the ceiling.

**Bedroom 1** 4.84m x 3.66m With two windows to the front aspect and provision for a wall mounted television.

**En-Suite** 2.76m x 2.28m Well fitted with a walk in tiled shower with glass screen and having digital rain head and separate shower attachments. Low flush WC and vanity style wash hand basin with mixer tap over. Tiling to the floors and a wall mounted chrome towel rail, downlights. Window to side aspect.

**Bedroom 2** 3.88m x 3.29m With two windows to the rear aspect which overlook the rear garden and the fields beyond.

**Bedroom 3** 3.63m x 3.28m With window to rear aspect and built in cupboard.

**Bedroom 4** 3.63m x 2.67m With built in cupboard and window to front aspect. A separate door connects this bedroom to bedroom one.

**Family Bathroom** 2.45m x 2.27m With modern suite comprising; free standing bath with combination shower and mixer tap over. Low flush WC, pedestal wash hand basin with mixer tap, a tiled corner shower, chrome towel rail and downlights.

**Outside** The property stands back with a block paved driveway and path leading to the garage and front door. The enclosed front garden has walled and fenced boundaries, with gated access and is laid partly to lawn with a paved patio. The rear garden is laid predominantly to lawn with paved paths and two patios and enjoys the benefit of having open fields to the rear. There is an attached garden store with composite door (4.27m x 1.97m). The property has an outside lights, power point and a security light over the garage.

**Garage** 6.02m x 6.14m Having two roller doors to the front, strip lighting, power and EV charging point.

**Tenure** We are verbally advised that the property is freehold and we are awaiting formal confirmation from the vendors solicitor.

**Please Note:** We are advised by the vendor that a contribution is made by a number of the residents on annual basis towards the grass cutting of the central area in the cul-de-sac.

**Council Tax Band:** 'E'

**NB: This can be reviewed by the Local Authority.**

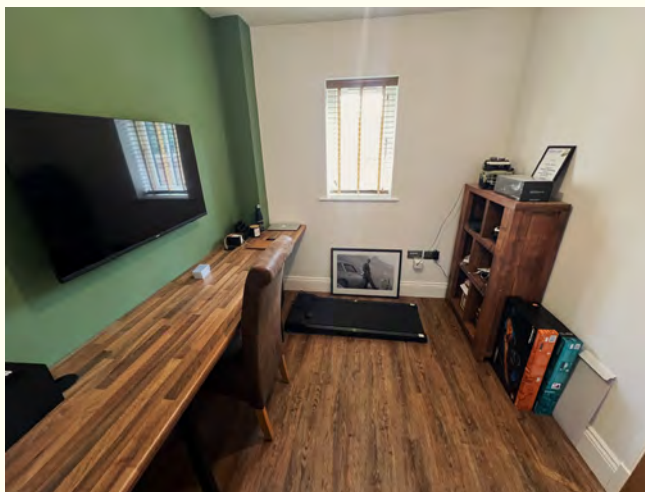
**EPC Rating:** B (85)

**FURTHER INFORMATION AND TO VIEW:**

Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143.



Hallway



Study



Lounge Area

**ADDITIONAL PHOTOS & PLANS**



Lounge Area



Open Plan Living Diner



Dining Area



Kitchen



Kitchen



Kitchen

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Property Inspected: 12/04/2024

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**ADDITIONAL PHOTOS & PLANS**



Utility Room



Family Bathroom



Bedroom 1



Bedroom 1



Ensuite Shower Room



Bedroom 2

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**ADDITIONAL PHOTOS & PLANS**



Bedroom 3



Bedroom 4



Driveway and Double Garage



Front Garden



Rear Garden



Rear Garden

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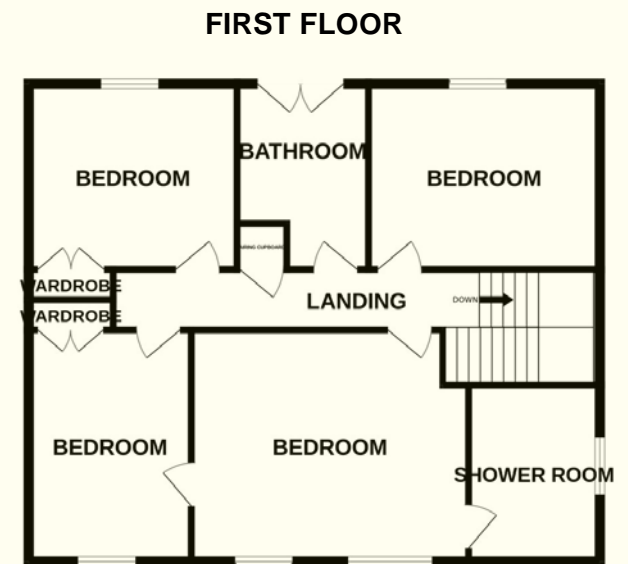
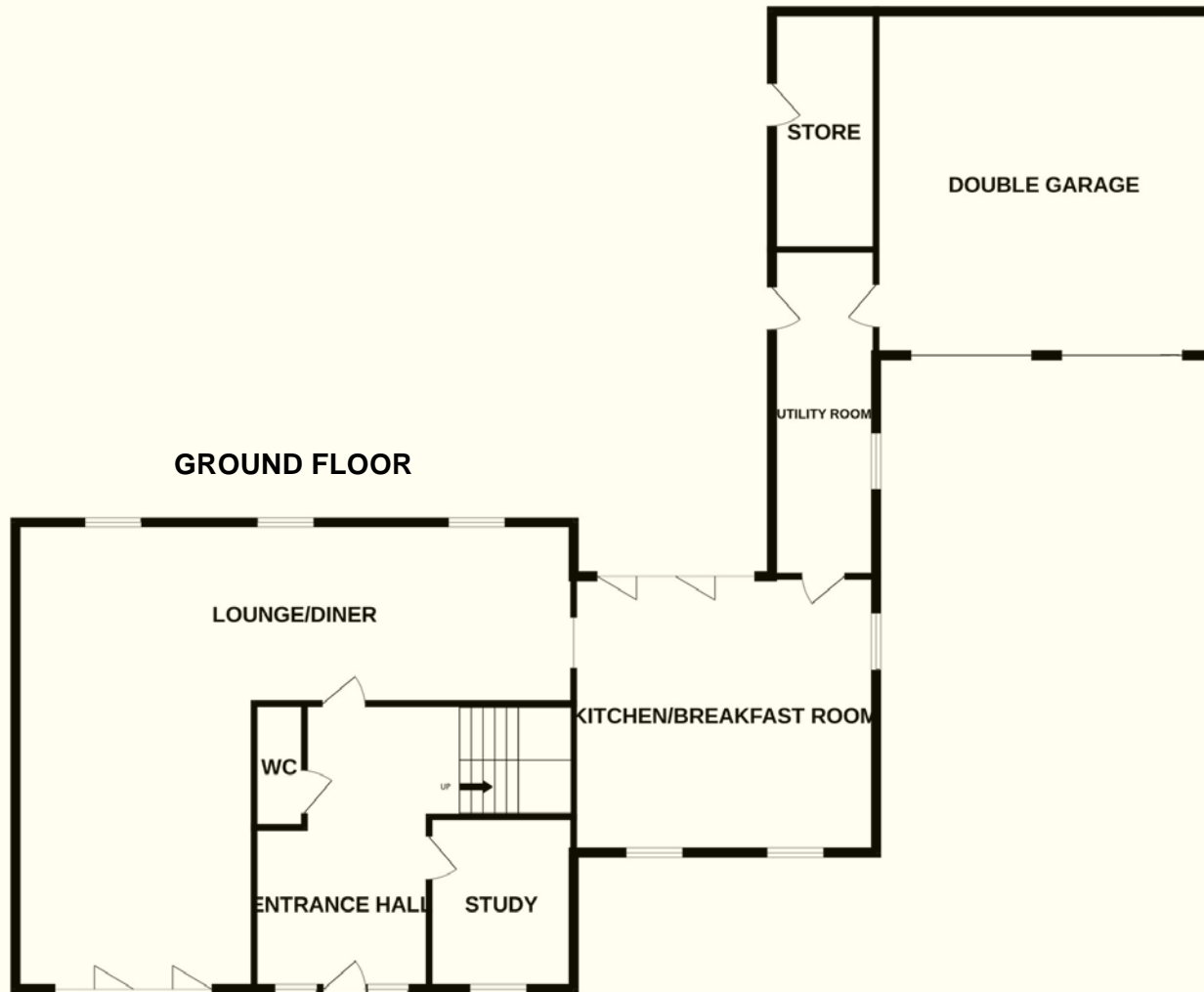
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