



Huntsmans Chase, New Waltham, Grimsby, DN36 4WS

FOR SALE - £320,000

CanTERS

Chartered Surveyors

A superb bay front Four Bedroom Detached House found in a block paved cul-de-sac position within the popular and much sought after Greenlands Development, New Waltham. The well planned accommodation has benefited from significant improvements by the present vendors including a remodelled kitchen approximately 2 years ago, modern sanitary ware and the installation of solar panels. The accommodation which benefits from Upvc Double Glazed Windows, Gas Central Heating and a Security Alarm briefly comprises; Hallway, Cloakroom, Living Room, Kitchen Diner, Sunroom and Utility to the ground floor. To the first floor are Four Bedrooms, En-Suite Shower Room and a Family Bathroom. The house also benefits from low maintenance gardens which enjoy a westerly orientation, driveway and garage.

The village of New Waltham is well serviced by local amenities and facilities including convenience stores, public house, hot food takeaways, regular bus services and not far from primary, infant and comprehensive schools.

Hallway	With composite entrance door, a spelled staircase to the first floor accommodation and a door providing access to the integral garage.
Cloakroom	With vanity wash hand basin and low flush WC
Sitting Room	4.97m x 3.32m With walk in bay window to the front aspect, a wall mounted feature electric fire and double doors leading to the kitchen diner.
Kitchen Diner	6.47m x 3.07m Fitted with a comprehensive range of cupboards and base units in both high gloss, grey and white with contrasting quartz worktops with matching upstands and incorporating a breakfast bar. Inset sink unit with mixer tap over, two stainless steel ovens, warming drawer, microwave and a five ring induction hob having angled extractor fan over. Full height fridge, undercabinet lighting and both downlights and pendant lighting. Double doors provide access to the conservatory and the wood effect laminate flooring continues through into the utility room.
Utility Room	1.53m x 1.50m Having fitted wall cupboards in white high gloss and a wood effect laminate worktop with space for both a washing machine and tumble dryer. A Upvc double glazed door provides access to the rear garden.
Conservatory	3.60m x 3.02m With Upvc double glazed windows and two Upvc double glazed doors lead out to the raised decked patio.
First Floor	Landing with airing cupboard containing hot water cylinder and access to the loft space.
Bedroom 1	4.35m max x 3.39m max This room as been reconfigured, having a walk in wardrobe with shelves, drawers, hanging space and mirror fronted doors. Window to front aspect.
En-Suite Shower Room	Comprising a modern white suite with low flush WC, vanity style wash hand basin with drawers and mixer tap and a shower being combination rainhead and handheld fitting. Wall mounted chrome towel rail and downlights to the ceiling.
Bedroom 2	3.91m max x 3.63m max With window to front aspect.
Bedroom 3	2.78m x 2.69m With walk in wardrobe with shelves, drawers, hanging space and mirror front doors.
Bedroom 4	2.82m x 2.87m With window overlooking the rear garden.
Family Bathroom	With modern white suite comprising a P shaped bath with mixer tap, glass screen and a combination rainhead and separate attachment. A twin basin vanity unit with mixer tap, drawers and low flush WC. Wall mounted chrome towel rail and downlights to the ceiling.
Outside	The front garden is open plan and laid partly to lawn with a specimen tree. A block paved driveway provides access to the single integral garage with electric roller door (4.98m x 2.61m). Two gates to the side of the property provide access to the low maintenance, westerly facing rear garden which is laid to artificial grass with fenced boundaries, a raised decked patio with glass balustrade, outside lights, power and tap.
Tenure	We are verbally advised that the property is of freehold tenure and we are awaiting formal confirmation from the vendors solicitor.

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ADDITIONAL PHOTOS & PLANS

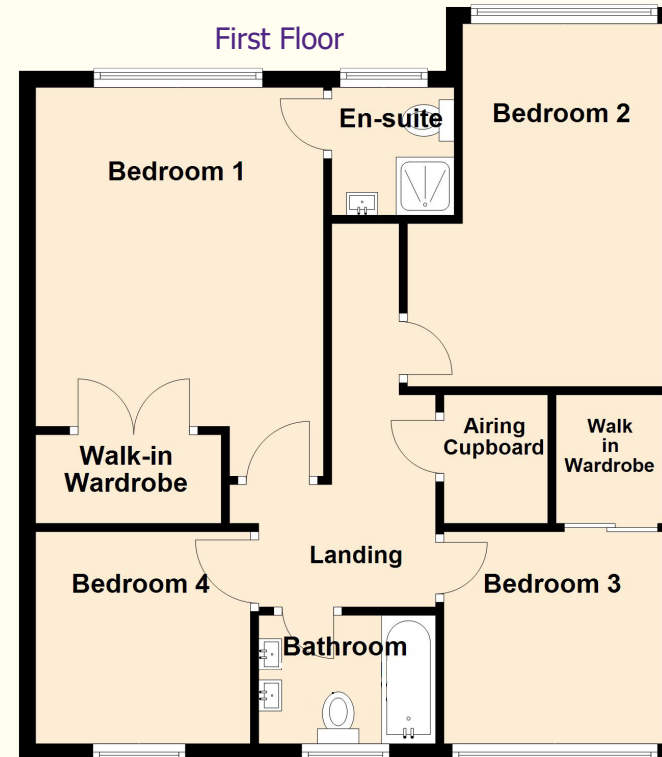
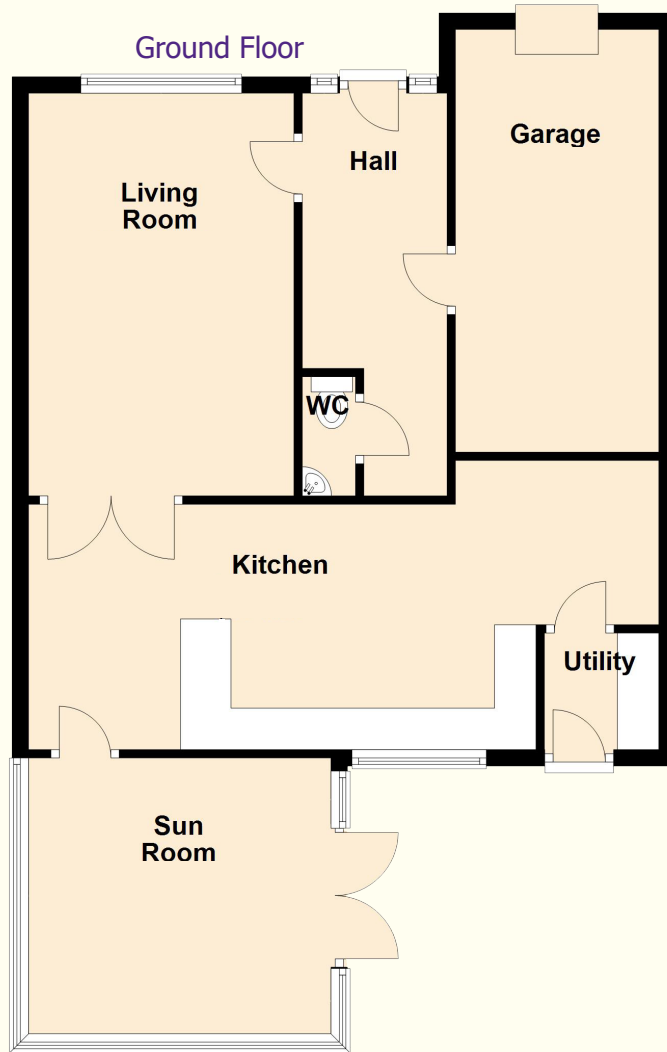
Council Tax Band: 'D' NB: This can be reviewed by the Local Authority.

EPC Rating: 'C'

FURTHER INFORMATION AND TO VIEW:

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

DISCLAIMER: This floor plan is for illustrative purposes only and not to scale; it should not be relied upon for accuracy. The image remains the intellectual property of Canters and should not be reproduced without consent.



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Property Inspected: 28/08/2025

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Sitting Room



Sitting Room



Kitchen Diner



Kitchen Diner



Kitchen Diner



Kitchen Diner

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Conservatory



Bedroom 1



Bedroom 1



Bedroom 1 En-Suite



Bedroom 2



Bedroom 3

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Family Bathroom



Rear Garden



Rear Garden



Rear Elevation

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