



Camargue Avenue, Waltham, DN37 0PA

FOR SALE - £355,000

CanTERS

Chartered Surveyors

Viewing is highly recommended on this **THREE BEDROOM DETACHED BUNGALOW** with single garage found within this much sought after residential area in the highly regarded village of Waltham. Constructed by renowned local builders Carr & Carr (Builders) Ltd and being in the same family ownership from new, the property offers well planned accommodation which benefits from a gas fired central heating system and uPVC double glazed windows and doors.

The accommodation briefly comprises; Entrance Hall, Sitting Room, Kitchen/Diner, Three Bedrooms, En-Suite Shower Room and a Family Bathroom. Camargue Avenue is conveniently positioned not far from the centre of this thriving village which is well serviced with its good selection of local shops, eateries, public houses, Waltham Windmill Golf Club and a regular bus service.

Covered Porch	With tiled step and outside light.
Entrance Hall	L-shaped, with UPVC double glazed entrance door and matching side lines. Coving and downlights to ceiling and airing cupboard with cylinder and shelving.
Sitting Room	5.35 x 3.88. This well proportioned room found to the front of the property has a feature fireplace having wooden surround with marble hearth and back and a coal effect gas fire. Dual aspect window, coving and downlights to the ceiling. Two-part glazed doors provide access to the kitchen diner.
Kitchen Diner	6.6×2.96. With a range of fitted wall cupboards and base units with contrasting worktops and incorporating a single stainless steel sink unit. Oven space with extractor over and space for a dishwasher. Splashback tiling and wood effect flooring to the kitchen area. Windows to both front and side aspects. Downlights and coving to the ceiling. A door provides access to the utility room.
Utility Room	2.96×1.54. With space for both washing machine and tumble dryer. Wall mounted central heating boiler and a UPVC double glazed door which leads out to the side pathway.
Bedroom 1	3.87×3.56. Coving and downlights to the ceiling and a window overlooking the rear garden.
En-suite	With modern suite comprising; shower with glass screen and Aqualisa shower. White vanity style wash hand basin with mixer tap over and a concealed cistern WC. Wall mounted chrome towel rail and downlights to the ceiling. Mirror fronted medicine cabinet and a window to the front aspect. Tiling to the floor.
Bedroom 2	4.70 max x 2.96 max. With coving and downlights to ceiling. A window overlooks the rear garden.
Bedroom 3	2.96 max x 2.19 max. Downlights to ceiling and a window to the side aspect.
Family Bathroom	With modern white suite comprising; panelled bath with mixer tap and separate handheld shower attachment, vanity style sink unit with cupboards and mixer tap over and a concealed cistern WC. Tiled walls and contrasting floor tiles, wall mounted chrome radiator and downlights to the ceiling. Window to the side aspect.
Outside	To the front is a block paved driveway which leads to the single attached garage having up and over door, light and power. The front garden is laid to decorative stone with a variety of dwarf conifers and firs. There are separate wooden gates to each side of the property which lead to the enclosed, low maintenance rear garden having block paved pathways and patios laid to decorative slate. There are a number of specimen firs and conifers together with a garden shed.
Tenure	We are verbally advised that the property is freehold and we are awaiting formal confirmation from the vendors solicitor.
Council Tax Band:	'E'
NB: This can be reviewed by the Local Authority.	
EPC Rating:	D (62)

FURTHER INFORMATION AND TO VIEW

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

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 29/08/2025

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ADDITIONAL PHOTOS & PLANS



Hallway



Sitting Room



Sitting Room



Kitchen Dining



Kitchen



Dining

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ADDITIONAL PHOTOS & PLANS



Bedroom 1



Bedroom 1 Ensuite



Bedroom 2



Bedroom 3



Family Bathroom



Rear Elevation

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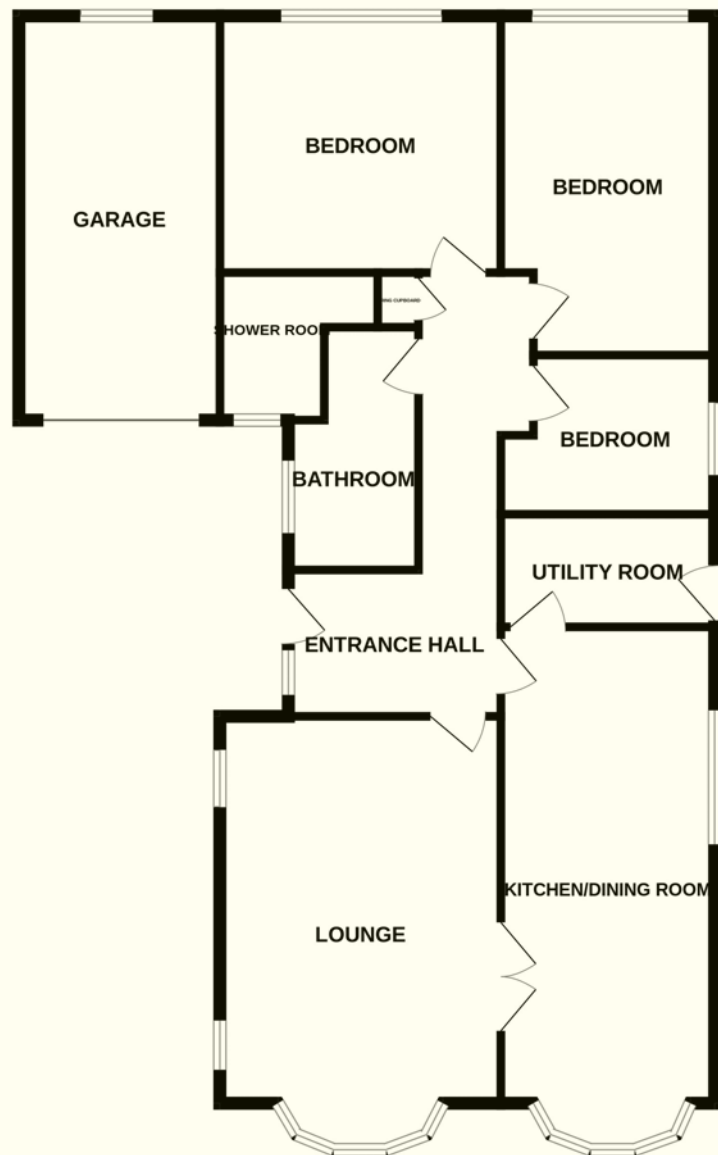
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ADDITIONAL PHOTOS & PLANS



Rear Garden



Rear Garden

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