



Bellflower Road, Scartho, Grimsby, DN33 3AZ

FOR SALE - £315,000

CanTERS
Chartered Surveyors

A superb **FOUR BEDROOM BAY FRONTED DETACHED HOUSE with double detached garage** found on the much sought after Springfield Park Development. Constructed by well known local builders Cyden Homes in 2019 to the Jasper design, this family home offers well planned and presented accommodation with the benefit of full gas central heating, uPVC double glazed windows, security alarm and the remainder of its newbuild warranty.

The accommodation briefly comprises; Entrance Hall, Cloakroom, Utility Room, Lounge, Study, Kitchen Diner and Sunroom to the ground floor. To the first floor are Four Bedrooms, an En-Suite Shower Room and a Family Bathroom. Situated in a block paved cul-de-sac, Bellflower Road is well placed being not far from Scartho village centre which benefits from a wide variety of amenities and facilities including Scartho Medical Centre, shops, hot food takeaways, the Rose And Crown public house, primary schools and a regular bus service.

Entrance Hall	With green fronted composite door and window to front aspect. Wood effect laminate flooring which continues through into the cloakroom.
Cloakroom	With white suite comprising; low flush WC and corner pedestal wash hand basin with splashback tiling.
Utility Room	2.02m x 1.59m With white high gloss cupboard and fitted worktop with matching upstands and space for both a washing machine and tumble dryer. Wall mounted Ideal Logic boiler, wood effect tiled floor and a uPVC double glazed door which leads out to the driveway.
Sitting Room	3.35m x 4.82m Having walk in bay window to front aspect and wood effect flooring.
Study	2.76m x 2.04m Having window to front aspect and wood effect flooring.
Kitchen / Diner	7.73m x 2.76m Fitted with a range of white high gloss wall cupboards and base units with contrasting worktops and breakfast bar with matching upstands. Inset black sink unit with mixer tap over and integrated dishwasher. Built in Neff double oven, Neff four ring gas hob with a stainless-steel chimney style extractor hood over and space for a fridge freezer. There are downlights to the kitchen units and pendant lighting over the breakfast bar. Two windows overlook the rear garden and an archway leads into the sunroom.
Sunroom	3.06m x 3.67m With wood effect flooring which continues through from the dining area and with a window overlooking the rear garden. Two uPVC double glazed doors open out to the patio.

A spelled staircase leads from the hallway to the landing with loft access and airing cupboard containing the hot water cylinder.

Bedroom 1	4.33m max x 3.42m max With window to front aspect.
En-Suite	With suite comprising; low flush WC, vanity style wash hand basin with mixer tap over, a corner tiled shower with Ideal shower fitting. Wall mounted chrome towel rail, downlights and wood effect vinyl flooring.
Bedroom 2	4.05m x 3.14m With window to front aspect.
Bedroom 3	3.22m m x 2.76m max With window overlooking the rear garden.
Bedroom 4	3.61m max x 2.74m max L-shaped and having a window to the rear garden.
Family Bathroom	With suite comprising; panelled bath with splashback tiling and a combination mixer tap and shower attachment. Vanity style wash hand basin, low flush WC and a chrome towel rail. Downlights and tile effect vinyl flooring.
Outside	To the front, the lawned garden is open plan with borders containing a variety of established plants and shrubs and a paved pathway which leads to the front door. A block paved driveway to the side of the property leads to the detached brick and tile garage with two up and over doors, light and power. Attached to the side elevation of the property is a useful EV charger. The enclosed, fenced, rear garden is laid predominantly to lawn with a paved patio together with an area of decorative stone to the side. Outside lights and tap.

ADDITIONAL PHOTOS & PLANS



Entrance Hall



Sitting Room



Sitting Room



Kitchen Area



Dining Area



Kitchen / Dining / Sunroom

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01472 356143

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 04/10/2023

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ADDITIONAL PHOTOS & PLANS



Sunroom



Sunroom



Utility Room



Bedroom 1



Bedroom 1 Ensuite



Bedroom 2

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ADDITIONAL PHOTOS & PLANS



Bedroom 3



Bedroom 4



Family Bathroom



Rear Garden



Rear Garden



Rear Garden

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ADDITIONAL PHOTOS & PLANS



Double Garage

Management Fee

We understand there is an estate management fee in the region of £146 per annum (for this financial year). This should be verified by your solicitor.

Tenure

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

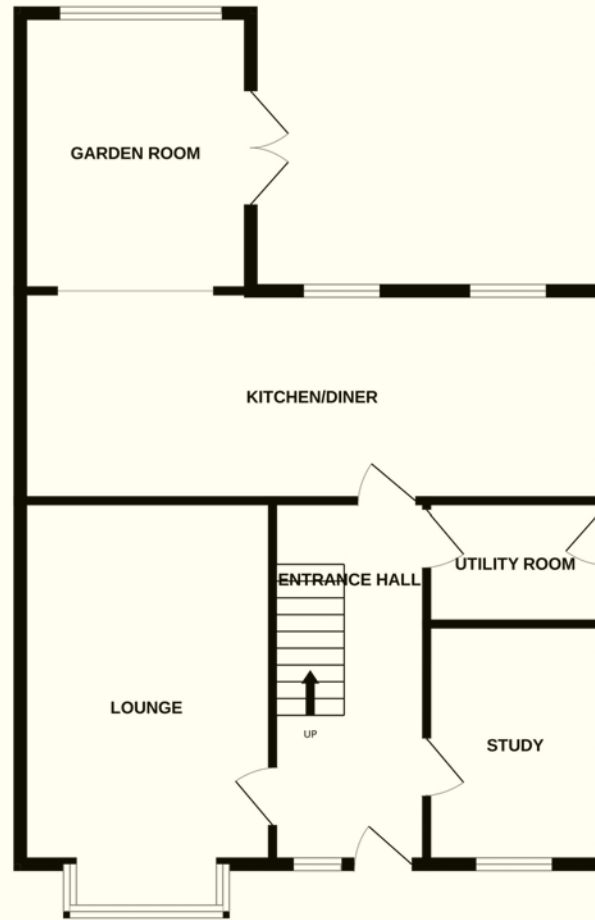
Council Tax Band: 'E'

NB: This can be reviewed by the Local Authority.

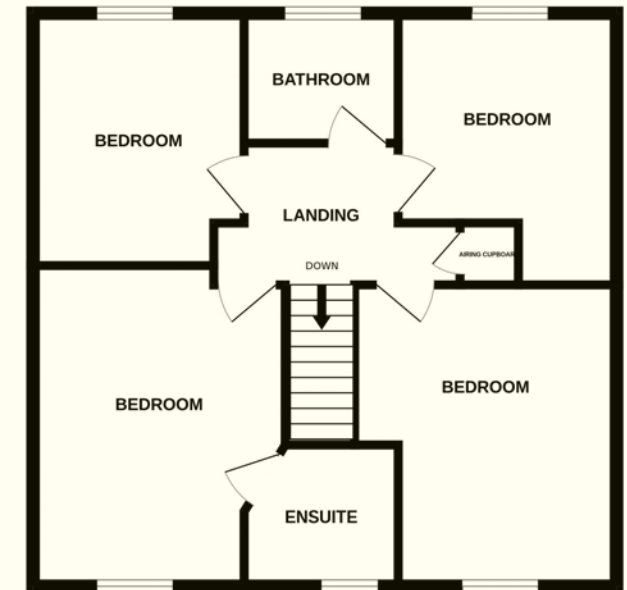
EPC Rating: 'B'

FURTHER INFORMATION AND TO VIEW

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



GROUND FLOOR



FIRST FLOOR

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