

# MARTIN MASLIN

'EDEN' 3 PELHAM ROAD  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN34 4SU



IMPRESSIVE ARCHITECT DESIGNED FOUR BEDROOM FAMILY HOME STANDING ON A LARGE PLOT CLOSE TO THE TOWN CENTRE. SPACIOUS HALLWAY, TWO GENEROUS RECEPTION ROOMS, SUPERB MODERN KITCHEN AND GARDEN/UTILITY ROOM, FOUR DOUBLE BEDROOMS, TWO LOVELY BATHROOMS AND MANY HIGH QUALITY FIXTURES AND FITTINGS. ENJOYING A LARGE REAR GARDEN AND BLOCK PAVED 'IN AND OUT' DRIVEWAY WITH INTEGRAL DOUBLE GARAGE. HIGHLY RECOMMENDED.

£399,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

[www.martinmaslinestateagents.co.uk](http://www.martinmaslinestateagents.co.uk)

# The Property

A handsome detached double-fronted family home standing on a large plot, ideally placed just off Bargate within walking distance of the town centre and train station. Thought to have its origins around the mid-1970s this beautiful home was designed by local architect Rex Critchlow to a Dutch house design to exacting standards with projecting bay elevations and a distinctive roofline. Home to the same owners for over 30 years the property has undergone a select scheme of updating and improvements to include beautiful solid wood flooring, replacement uPVC double glazing, a smart fully tiled Bathroom and a recently installed modern Kitchen and Garden/Utility Room. There are extra LAN ports for enhanced connectivity, a security alarm system and external lighting to the gardens. The immaculate interior has been professionally decorated throughout and provides a superb and spacious family home ready to move straight into.

Noteworthy features include an enclosed Entrance Porch opening into the Hallway from where the lovely solid oak staircase leads to the first floor Landing featuring a large window with views onto the rear garden. From the Hallway there is a small Study area and two lovely bay-fronted Reception Rooms including a 28'2" family Lounge with marble fireplace and new sliding patio doors. There is also a generous Dining Room featuring a bespoke cocktail cabinet with illuminated lighting. The kitchen was recently fitted in 2022 displaying a smart range of cabinets in a dove grey finish complemented by quartz worktops, a granite sink and a host of quality built-in appliances. Beyond the kitchen is an unusually large Garden/Utility Room with matching cabinets and an integral door to the Garage. It has a separate Cloakroom with a W.C. and a handbasin.

At the first floor level there are four excellent size Bedrooms, each with wonderful garden views and built-in wardrobes with overhead storage. The main Bedroom enjoys its own private split-level ensuite Bathroom with a sunken bath. In addition there is a superb fully tiled Bathroom with a designer walk-in glass panelled shower and deep double ended panel bath.

The property commands a broad frontage with a pretty treeline facade to the front set behind a brick and coping stone wall boundary approached by an "in and out" block paved driveway leading in turn to the Garage. 'Eden' enjoys an impressive rear garden with a south facing aspect. The garden is landscaped with an Indian sandstone patio spanning the rear of the property with a built-in sun canopy providing shade and is mainly laid to lawn with deep flower borders, mature shrubs and provides an abundance of colour throughout the summer months.

A most distinguished home in the centre of town providing character and quality throughout. Viewing is highly recommended and the property is offered with NO FORWARD CHAIN. EPC Rating - D



# Accommodation

An attractive front portico with a hardwood front door leads directly into the enclosed entrance porch. A further part glazed door opens into the Hallway.

## HALLWAY

A lovely spacious hallway with an oak spindle balustrade staircase rising to the part galleried first floor landing. It has the original ceiling cornice with a delft rack and a radiator. The solid wood floor flows through the main ground floor areas.

## STUDY

Located just under the staircase with space for a small table and chair, a radiator and a uPVC double glazed rear window.

## FAMILY LOUNGE

8.15m (26'9") x 4.01m (13'3")

A spacious room featuring a solid wood floor and a central marble fireplace housing a living flame gas fire set on a raised hearth. The room is well decorated and features a wall niche and a uPVC bay front window, two radiators and a newly installed uPVC sliding patio door giving views and access onto the rear garden.

## DINING ROOM

4.83m (15'10") x 4.04m (13'3")

With a deep uPVC bay window, a radiator, coving to the ceiling and a wall niche. It has a solid wood floor and a bespoke mahogany polished display cabinet with illuminated lighting and a pull down cocktail drawer.

## KITCHEN

4.01m (13'2") x 3.12m (10'3")

A smart Schuller kitchen newly fitted with a range of dove grey cabinets complemented by chrome handles and quartz worktops incorporating a designer granite sink with a brushed chrome mono tap and a mixer spray. The kitchen is well equipped with a range of high quality Neff and Bosch appliances including an induction hob with pull-out cooker and extractor fan, double fan assisted oven and grill, integrated fridge, dishwasher and pull-out bin storage. It has soft-close drawers with plenty of storage space, recessed lighting, a large uPVC window allowing natural light and a vinyl floor flowing into the Garden/Utility Room.

## GARDEN/UTILITY ROOM

4.32m (14'2") x 3.30m (10'10")

A surprisingly spacious room cleverly designed by the present owners with access to the garden. Fitted with a range of matching units with a sink, a designer mono tap with spray feature and matching upstands. There is space for an American fridge (available by separate negotiation), plumbing for a washing machine and tumble dryer and an LAN port providing additional connectivity. There is a uPVC double glazed window overlooking the rear garden and a further double glazed door onto the patio.



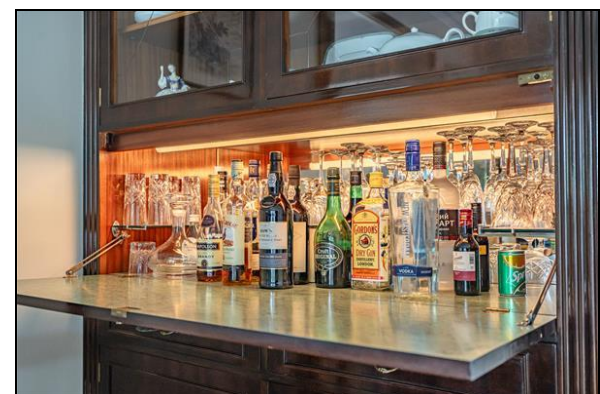
HALLWAY



FAMILY LOUNGE



DINING ROOM



DINING ROOM

## CLOAKROOM

With a white suite comprising W.C. and a wall mounted retro-style sink. It has a vinyl floor and a uPVC double glazed window.

## FIRST FLOOR

### LANDING

A lovely part galleried landing with a uPVC double glazed window overlooking the rear garden.

### BEDROOM ONE

**4.01m (13'2") x 3.56m (11'8")**

A good size main bedroom with fitted wardrobes and storage above, coving to the ceiling, a radiator and a uPVC double glazed window overlooking the rear garden.

### ENSUITE BATHROOM

**3.73m (12'3") x 2.57m (8'5")**

A large split-level bathroom over the garage. Well designed with a vanity washbasin, W.C. and a sunken bath with shower attachment and glass screen. It has access into the eaves space, a Velux double glazed window, a radiator and a useful built-in airing cupboard.

### BEDROOM TWO

**4.04m (13'3") x 3.05m (10'0")**

Another good size bedroom with a built-in wardrobe and overhead storage, coving to the ceiling, a radiator and a uPVC double glazed window overlooking the rear garden.

### BEDROOM THREE

**3.35m (11'0") x 2.84m (9'4") to wardrobes**

With built-in wardrobes along one wall including overhead storage, coving to the ceiling, a radiator and a uPVC double glazed front window.

### BEDROOM FOUR

**3.28m (10'9") x 3.58m (11'9")**

Currently used as a "den" with built-in wardrobes, an extra LAN port for connectivity, a radiator and a uPVC double glazed front window.

## BATHROOM

**2.84m (9'4") x 2.24m (7'4")**

A lovely modern bathroom, fully tiled with contrasting floor tiles and a white suite comprising W.C., vanity unit with offset washbasin and cupboards beneath, a deep double-ended panel bath with centre taps and a large walk-in designer shower with a glass screen and a drencher head. It has a radiator, uPVC double glazed front window and access to the loft space.

## OUTSIDE

The property occupies a broad frontage accessed via a block paved "in and out" driveway leading in turn to the garage. It has a pleasant front treeline set behind a low brick and coping stone wall boundary. The rear garden is surprisingly large, enjoying a south facing aspect with an Indian sandstone patio spanning the rear of the property. It has an extensive shaped lawn with deep flower borders, plants and shrubs. There is a sun canopy over the Lounge patio door providing shade and a perfect entertainment area. The gardens have close bordered fencing ensuring privacy for the present owners.



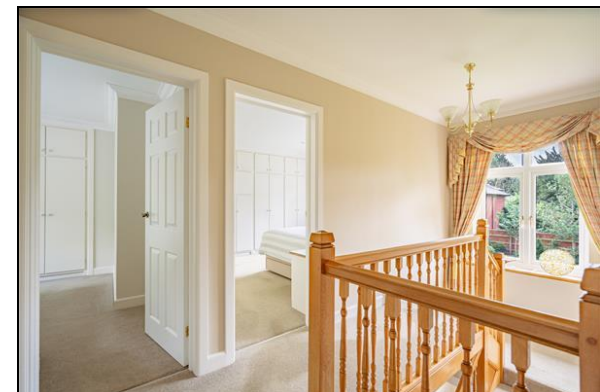
KITCHEN



KITCHEN



GARDEN/UTILITY ROOM



LANDING

## GARAGE

5.49m (18'0") x 4.98m (16'4")

A detached garage with power and light, electric roller door and courtesy door into the Garden/Utility Room.

## GENERAL INFORMATION

Mains gas, water, electricity and drainage are all connected and broadband speeds and availability can be assessed via Ofcom's checker website - there are extra LAN ports providing additional connectivity. Central heating comprises radiators as detailed above connected to the Greenstar Worcester Bosch central heating boiler located in the Garden/Utility Room installed in 2015 and the property has the benefit of uPVC framed double glazing. It has a security alarm system. The Local Authority is the North East Lincolnshire Council and the property is in Council Tax Band E. The tenure is Freehold subject to Solicitors verification.

## VIEWING

By appointment through the Agents on Grimsby 311000. A video walkthrough tour with commentary can be seen on Rightmove and the Martin Maslin website.



BEDROOM ONE



ENSUITE BATHROOM



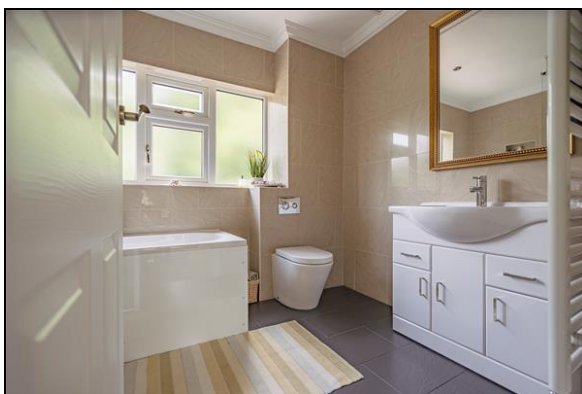
BEDROOM TWO



BEDROOM THREE



BEDROOM FOUR



BATHROOM



BATHROOM



OUTSIDE

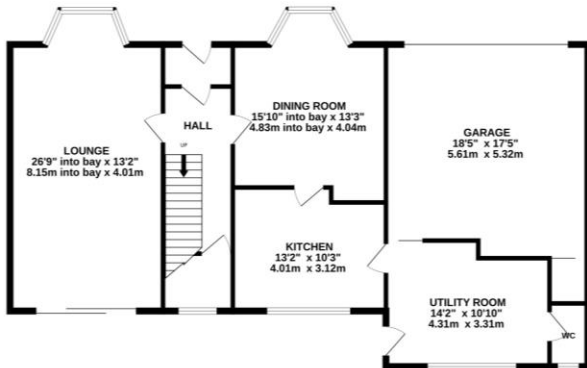
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



OUTSIDE

GROUND FLOOR  
1263 sq.ft. (117.3 sq.m.) approx.

1ST FLOOR  
836 sq.ft. (77.7 sq.m.) approx.



TOTAL FLOOR AREA : 2099 sq.ft. (195.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.

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Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property



23115



Martin Maslin Estate Agents  
4/6 Abbey Walk  
Grimsby  
North East Lincolnshire  
DN31 1NB  
T: 01472 311000 F: 01472 340200  
E: office@martinmaslinestateagents.co.uk  
www.martinmaslinestateagents.co.uk