

MARTIN MASLIN

11 CONNAUGHT AVENUE
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN32 0BS



AN EXTENDED FOUR BEDROOM SEMI DETACHED RESIDENCE FEATURING A SUMPTUOUS LIVING KITCHEN AND DINING AREA, TWO IMPRESSIVE RECEPTION ROOMS. QUALITY DEDICATED BUILT IN FURNITURE BY HAAGENSENS, FOUR EXCELLENT BEDROOMS INCLUDING SECOND FLOOR LOFT ROOM, LUXURIOUS PRINCIPLE BEDROOM SUITE, EN-SUITE AND FURTHER PERIOD FAMILY BATHROOM. SET IN BEAUTIFUL LANDSCAPED GARDENS WITH FEATURE 40 FOOT COVERED GAZEBO. VIEWING IS HIGHLY RECOMMENDED.

OFFERED WITH NO FORWARD CHAIN.

£349,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

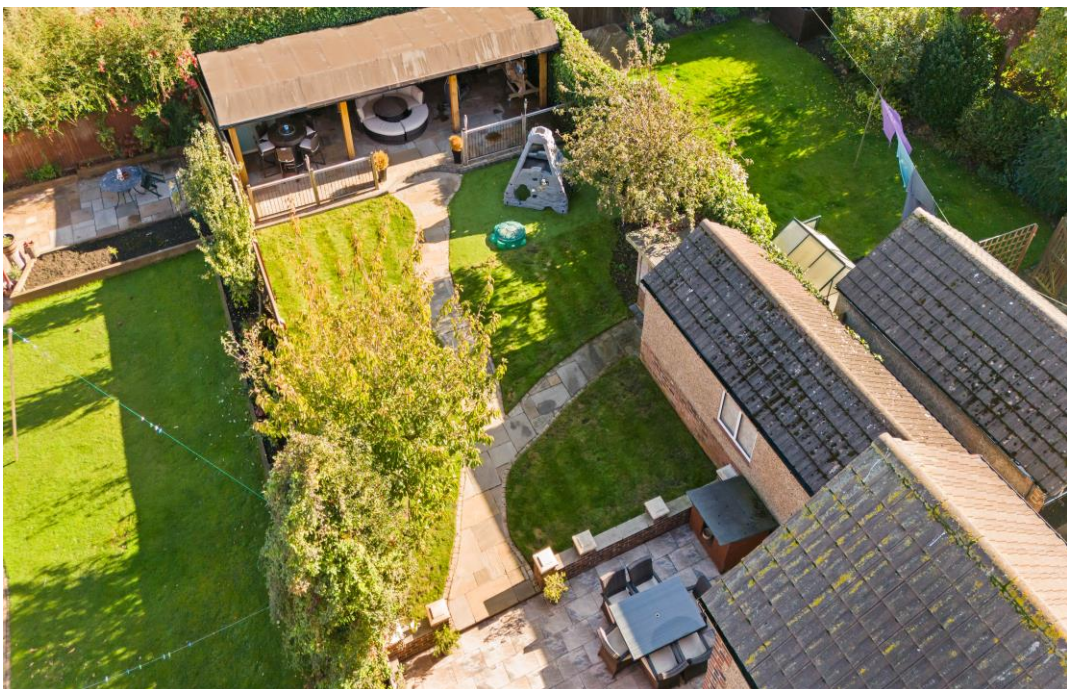
The Property

Welcome to this stunning and extended four bedroom semi detached residence offering a perfect blend of luxury, style and practicality - dating back from the early 1920's. Significantly enhanced by a superb double storey extension in 2017 to create a spacious Living Kitchen with Dining Area and high vaulted ceiling, a large Utility Room and an extra double Bedroom to the first floor. The impressive family home has been designed for today's modern living and entertaining with no stone left unturned. Notable features include a fabulous Kitchen with centre piece island, non slip granite tile flooring with underfloor heating, a bespoke dedicated Study and bedroom furniture by Haagensen's, an upgraded Bathroom and a luxury Principle Bedroom with private modern Shower Room. Equally impressive is the fabulous outside landscaped rear Garden perfect for all fresco entertaining boasting a 40 foot covered gazebo, a granite patio and an extended detached Garage.

Principal accommodation includes; an elegant Hallway and Cloakroom with W.C from where the repositioned staircase rises to the first floor Landing. There are two main large bay fronted Reception Rooms each extending to 18 foot in length including a traditional Sitting Room with multi log burning stove and a thoughtfully designed family Lounge with dedicated study designed by Haagensen's featuring display cabinets, a fitted solid oak work top with occasional coffee table attachment and a modern log burner to enjoy a serene environment. Undoubtedly the impressive Living Kitchen and Dining Area forms the heart of this very special home. Dominated by a large jaw dropping centre island with double bull nose granite counter tops in a smooth leather finish complimented by a raised solid walnut breakfast bar and cutaway sink. The two toned custom cabinets offer

ample storage with freestanding and built in appliances whilst the high vault ceiling creates a sense of openness and grandeur with its electric velux windows with rain sensors and bifolding doors opening on to the rear patio. The living space with its non slip underfloor heating extends effortlessly through from the kitchen into the dining area with its central fire place and bespoke built in wall furniture. Beyond the kitchen lies a large well fitted utility room with plenty of storage, a sink and an exterior door onto the driveway. Upstairs there are four beautifully designed large bedrooms. A spacious landing serves three double bedrooms and a principal bathroom whilst an additional staircase rises to the additional second floor fourth bedroom. The principal bedroom suite offers a luxurious escape with its bespoke Haagensen's fitted wardrobes and furniture and its own private en suite shower room, beautifully tiled complete with premium tiles and finishing touches. The remaining three bedrooms share the large stylish period bathroom displaying an Old England free standing sink, a roll top bath and a walk in shower.

Number 11 occupies a large plot accessed via a generous block paved driveway screened by modern composite gates leading through to the extended detached garage with an electric roller front door. The fabulous landscaped rear garden is perfect for both relaxation and entertainment. A non slip patio provides an elegant area for outdoor dining whilst the sweeping Indian sandstone pathway leads to a 40 foot solid oak gazebo. An ideal space for hosting guests, enjoying BBQ's and simply unwinding after a long day. An absolutely stunning home found in the central district of Grimsby lying just off Weelsby Road. Convenient for Peoples Park and in the catchment for schools of good repute. Viewing is highly recommended to appreciate this charming and substantial family residence.



Accommodation

The accommodation comprises:-

A canopied side entrance with solid oak and original leaded light front door.

HALLWAY

3.66m (12'0") x 3.61m (11'10")

A lovely welcoming hallway from where the central pine spindle staircase rises to a split level first floor part galleried landing. It has the original wood flooring, skirting boards, a deep understairs storage cupboard with underfloor heating manifold with additional ports for further development and a radiator with fretted cover.

CLOAKROOM

With a white suite comprising a W.C, vanity wash basin with pillar tap, chrome heated towel rail and a uPVC double glazed side window.

SITTING ROOM

5.66m (18'7") x 4.11m (13'6") into chimney breast

A relaxing room with a deep walk in uPVC double glazed leaded bay window overlooking the front garden and driveway. The focal point of the room is a recessed brick fireplace with multi-fuel burning stove set on a slate tiled hearth flanked by two uPVC double glazed side windows. There is coving to the ceiling and a radiator.

LOUNGE/TWIN OFFICE OR STUDY

A superb and well designed multi purpose room. Featuring a Haagensens designed and installed built in wall display combining a solid oak top for study purposes, a separate detachable coffee table, glass display cabinets and drawers beneath. A radiator is also situated below the desk for a cosy workspace. It has a cast iron modern log burner with slate hearth, a column radiator and a deep walk in uPVC double glazed leaded bay window.

LIVING DINING KITCHEN

7.54m (24'9") x 5.54m (18'2") narrowing to 15'1"

Individually designed modern living kitchen with high vaulted ceiling and bifold doors giving views and access onto the garden. A stunning kitchen cleverly designed with a range of two tone shaker style cabinets complemented by a jaw dropping centre island forming the signature feature of this home. The island displays a double bull granite nose work top in a leather finish with solid walnut extending breakfast bar, a cut away sink with mixer spray tap. A host of integrated appliances include a freestanding professional Deluxe Range Master cooker (available by separate negation), a built in double wine cooler and plumbing for a dishwasher. There is a further range of units with housing for an American fridge with cupboard above. There are plug sockets with USB points and further pop up electric sockets. The kitchen has a range of kickboard lighting around the units and a beautiful porcelain tiled floor flowing through into the breakfast and dining area. Featuring a central recess fireplace flanked by bespoke hand painted cabinets with display shelving. It has ceiling spotlights and plenty of windows allowing natural light.



HALLWAY



SITTING ROOM



LOUNGE/STUDY



LOUNGE/STUDY

UTILITY ROOM

3.73m (12'3") x 1.45m (4'9")

A large utility room forming part of the double storey extension with range of cabinets, worktops and stainless steel sink with mixer taps. It has plumbing for a washing machine and space for a tumble dryer, full height storage cupboards, dual aspect uPVC windows, ceramic tile floor, radiator and a composite door onto the driveway.

FIRST FLOOR LEVEL

4.80m (15'9") x 3.76m (12'4")

A lovely size covered landing with radiator and split level staircase leading to the main accommodation with a further second staircase leading to the loft Bedroom four.

PRINCIPLE BEDROOM ONE

5.79m (19'0") into bay x 3.43m (11'3")

A superior bedroom fitted by Haagenses of Grimsby featuring a range of modern sliding wardrobes in a two tone wood grain and bronze mirrored finish with pelmet lighting, matching double bedside drawer units and further centre console. It has two uPVC double glazed side windows, a radiator and a walk in uPVC double glazed leaded bay front window.

EN-SUITE SHOWER ROOM

1.78m (5'10") x 1.68m (5'6")

A luxury, fully tiled modern shower room with smart chrome edging and panel ceiling with recess lighting. Featuring a large double walk in shower enclosure with full height glass paneling, drencher head and a digital Aqualisa shower unit. It has illuminated recess shelving, a wall mounted wash basin with pillar style tap, an overhead, bluetooth LED wall mirror cabinet and further back to the wall W.C. It has underfloor heating.

BEDROOM TWO

4.57m (15'0") x 3.66m (12'0")

Another excellent size double bedroom with wood panel flooring, a recess fireplace, a picture rail, a radiator and a uPVC double glazed leaded front window.

BEDROOM THREE

3.73m (12'3") x 3.35m (11'0")

An excellent third bedroom with coving to the ceiling, a radiator and a uPVC double glazed window overlooking the rear garden.

PRINCIPAL BATHROOM

3.51m (11'6") x 3.45m (11'4")

A large family bathroom with quality period Santry fittings including an Old England free standing sink with scalloped edges, a ball and claw foot bath with telephone style mixer taps, a high flush W.C, and a large walk in tiled shower cubicle. It has a wood paneled floor with two traditional style heated towel rails, recess lighting and a uPVC double glazed rear window.



LIVING DINING KITCHEN



LIVING DINING KITCHEN



LIVING DINING KITCHEN



UTILITY ROOM

LOFT BEDROOM

6.15m (20'2") x 3.84m (12'7")

A further staircase from the Landing leads to the second floor loft bedroom. A superb addition to this fabulous home featuring a large double bedroom with built in deep wardrobes, access to eaves storage, a radiator and a large Velux window allowing natural light.

OUTSIDE

The front garden is mainly laid to lawn with deep shrub and flower borders whilst a generous block paved driveway leads through composite double gates in turn to the garage. In the Agents opinion, the rear garden forms one of the main attractions, cleverly designed for all fresco entertaining. Beyond the kitchen is a stunning anti slip, granite effect sun terrace which seamlessly flows from the inside to the outside. The gardens have been landscaped with shaped lawns and a sweeping Indian sand-stone patio with cobbled stone edging leading in turn to a wonderful entertaining area at the bottom of the garden. Featuring a solid oak covered canopy complete with a corner bar and plenty of seating area. Meanwhile, Immaculate gardens are well screened by mature hedging and panel fencing insuring privacy for the present owners.

GARAGE

6.63m (21'9") x 2.74m (9'0")

An extended detached garage with electric roller front door, power and light and a double glazed side window. Beyond is an attached half brick store ideal for wood storage.

GENERAL INFORMATION

Mains, gas, water, electricity and drainage are connected and broadband speeds and availability can be accessed via the Ofcoms checker website. Central heating comprises radiators as detailed above connected to the Ideal Vogue C40 Gen 2 installed 2017 (located in the hallway). The property benefits from uPVC framed double glazing and falls within the jurisdiction of the North East Lincolnshire Council. Council Tax Band - C. The tenure is Freehold subject to solicitors verification.

VIEWING

Viewing is strictly by appointment through the Agents on Grimsby 31100. A walkthrough video tour with commentary can be seen on Rightmove and the Martin Maslin website.

LOCATION AND AMENITIES

Connaught Avenue is situated in this highly sought after area of central Grimsby, lying just off Weelsby Road.



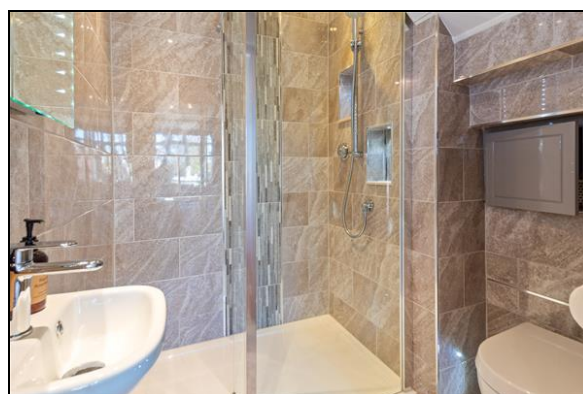
FIRST FLOOR LEVEL



PRINCIPLE BEDROOM ONE



PRINCIPLE BEDROOM ONE



EN-SUITE SHOWER ROOM



BEDROOM TWO



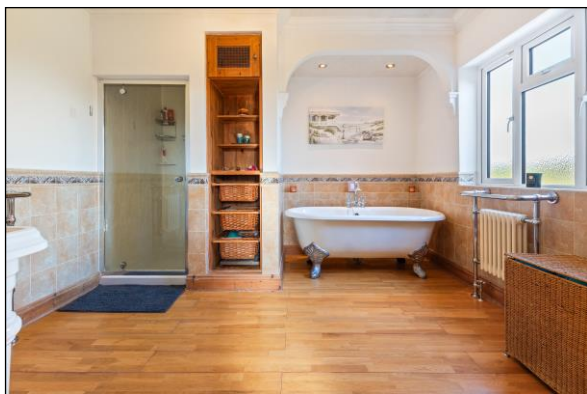
LOFT BEDROOM



BEDROOM THREE



OUTSIDE



PRINCIPAL BATHROOM



OUTSIDE

24152

SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

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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.

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

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.



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