

MARTIN MASLIN

6 ALDRICH ROAD
CLEETHORPES
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN35 0DP



FOUND IN THIS HIGHLY DESIRABLE RESIDENTIAL AREA BACKING ONTO HAVERSTOE PARK. A BEAUTIFUL DETACHED HOME OF UNIQUE CHARACTER. INDIVIDUALLY DESIGNED FOR FULL ACCESSABILITY FEATURING A SPACIOUS HALLWAY, AN IMPRESSIVE 36'0" LIVING DINING KITCHEN, FOUR BEDROOMS, TWO EN-SUITES AND A PRINCIPAL BATHROOM. SET IN LANDSCAPED GARDENS WITH A LARGE DETACHED GARAGE AND PROVIDING PLENTY OF PARKING.

£485,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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The Property

Found in this highly desirable residential area of Cleethorpes occupying a fabulous position backing onto Haverstoe Park, a most impressive four bedroom detached home of unique character. Truly one of a kind, individually designed and specially adapted for full accessibility with a bespoke built-in lift system (available by separate negotiation). No.6 is not only deceptive in appearance but also offers space and comfort in equal measure, featuring Karndean designer flooring, an oak and glass staircase and feature bi-fold doors. Designed with spacious living areas in elegant aesthetics, this home invites you to settle in and relax from the moment you step inside.

Key features include a wonderful and spacious hallway with built in lift system, a fabulous 36'0" living dining kitchen designed by Sarah Anderson with high vaulted roof line and signature window and four excellent sized bedrooms including the large ground floor guest bedroom with En-Suite and the further principal bedroom suite complete with Juliet modern style balcony. The outdoor living space extends to beautiful landscaped gardens complete with a large patio area, artificial lawn and water feature. There is a large detached garage with a private driveway providing plenty of off road parking. The property is strategically positioned to enjoy picturesque views over Haverstoe Park and perfectly situated within walking distance of Cleethorpes and the seafront with its many bars and restaurants.

Principal features include the impressive reception hall extending to nearly 29'0" in length where the oak and glass staircase rises to the first floor. A warm welcoming into the home featuring Karndean flooring and a specially designed Terry through floor lift system (available by separate

negotiation). A sizeable Lounge extending to 22'0" in length is discretely positioned and accessed through double doors at the end of the Hallway with bi-fold door opening onto the rear garden. A fabulous 36'0" extended kitchen with its high vaulted ceilings forms the heart of the home boasting a Sarah Anderson hand painted kitchen with built-in appliances and granite worktops. The Karndean floor flows through the kitchen with its log burning stove, dining area and feature window with built-in seating flanked by display shelving. The space is bathed in natural light combined with the Velux windows and bi-fold doors offering captivating views onto the garden and beyond. There is also a convenient well fitted Utility Room whilst across the hall is the Principal Bathroom with designer Travertine tiling, deep double ended bath and bespoke vanity unit. Lying off the hallway on the ground floor is a spacious bedroom with specially adapted wet room featuring Travertine tiling and modern vanity unit. Completing the ground floor, the fourth bedroom is ideal as a remote work office or guest bedroom providing an adaptable space for added flexibility for the growing family.

Upstairs the spacious landing serves two further bedrooms. Including an individual child's bedroom with a shaped roof line and a fabulous principal suite complete with En-Suite Shower Room, modern designer wardrobes and a stylish glass paneled Juliet balcony with patio doors overlooking the rear garden and Haverstoe Park beyond.

No.6 occupies a good sized plot with a generous set paved driveway to the front providing valuable off road parking whilst double timber gates screen the remainder of the drive leading to the garage. The landscaped rear garden provides a generous patio area with an artificial lawn and water feature ideal for entertaining whilst enjoying a lovely position overlooking the park. A unique home - truly one of a kind.



Accommodation

A large canopied entrance front door with a smart oak veneered double glazed front door leading directly into the Reception Hall.

RECEPTION HALL

8.71m (28'7") x 3.30m (10'10") max

A most impressive Hallway featuring a Karndean floor with matching pipe boarder, two traditional style radiators and a lovely oak and glass return staircase rising to the first floor. It has a useful cupboard and a specially adapted Terry through floor lift (available by separate negotiation).

LOUNGE

6.78m (22'3") x 3.61m (11'10")

A super rear Lounge with bi-fold opening doors providing views onto the rear patio and garden beyond. Tastefully decorated in modern colour schemes with two traditional style radiators.

KITCHEN

11.05m (36'3") x 3.40m (11'2")

A fabulous living dining kitchen designed by Sarah Anderson with signature window and bi-fold doors opening onto the garden. The hand painted units include granite worktops, a 1.5 bowl sink and matching upstands. There is also a small breakfast bar area with an overhead extractor fan and lighting. Built-in appliances include a CDA ceramic hob with double fan assisted SMEG oven and grill, an integrated dishwasher, a built-in eye level SMEG microwave and housing for an American style fridge (available by separate negotiation). The kitchen has a high vaulted ceiling with Velux windows providing natural light in addition to the double glazed further side window. There is a log burning stove for those cosy evening which seamlessly integrates the dining and breakfast area featuring a lovely built-in window seat with glass displays and useful storage drawers beneath. A wonderful kitchen ideal for entertaining overlooking the superb rear garden.

GROUND FLOOR BEDROOM FOUR/HOME OFFICE

3.96m (13'0") x 3.30m (10'10") to wardrobes

A flexible room with built-in modern sliding wardrobes, a Karndean floor, radiator and useful additional vanity sink unit.

GROUND FLOOR BEDROOM TWO

5.71m (18'9") into bay x 3.58m (11'9") to wardrobe

A lovely sized bedroom again adaptable as a sitting room if required with a deep bay and fitted plantation shutter blinds. It has an array of built-in sliding wardrobes in a high gloss modern finish and a powder coated radiator.

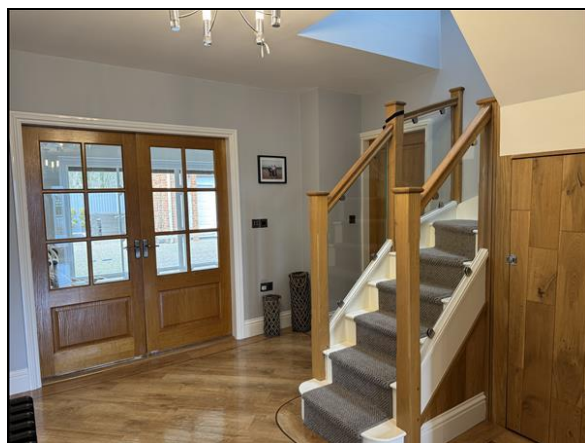
PRIVATE EN-SUITE WET ROOM

2.24m (7'4") x 2.06m (6'9")

Beautifully designed with Travertine tiling to the walls and floor featuring an open plan wet-room. It has a range of high-gloss built-in furniture forming a vanity unit with an offset sink, mixer taps and W.C. Attractive worktops in a white speckle finish compliment a large mirror with recess lighting and a powder coated radiator.



RECEPTION HALL



RECEPTION HALL



LOUNGE



KITCHEN

FAMILY BATHROOM

3.43m (11'3") x 2.44m (8'0")

A large individual bespoke bathroom again featuring Travertine tile floors and an open plan area. Designed with a bench style sink unit, mixer taps and tiled splashback and a further double panel bath set into a pine surround. It has a separate W.C, powder coated radiator and recess lighting.

UTILITY ROOM

2.13m (7'0") x 1.88m (6'2")

A beautiful and versatile utility room with an additional stainless steel sink, mixer taps and built-in storage cupboards. It has a Karndean floor and further double glazed door providing outside access.

FIRST FLOOR LEVEL

LANDING

A spacious landing with an oak and glass spelled balustrade and high vaulted window. It has a radiator and additional storage space with a double glazed window.

BEDROOM THREE

7.24m (23'9") max x 2.90m (9'6")

A spacious and individual bedroom with a central divide and a sloping roof line. It has two Velux windows allowing natural light, built-in eaves storage, a radiator and access to the loft space.

PRINCIPAL BEDROOM ONE

4.93m (16'2") max x 4.90m (16'1") ext to 18'9"

A fabulous 'L' shaped bedroom featuring built-in wardrobes with sliding mirrored doors and a superb glass panel modern Juliet style balcony with patio doors giving views over the garden and Haverstoe park beyond.

PRIVATE EN-SUITE SHOWER ROOM

2.84m (9'4") x 1.42m (4'8")

A good sized shower room with a large fully tiled modern walk-in shower in a chrome and glass panelled finish. It has a drencher head and a Mosaic style floor, a vanity unit and a floating W.C complimented by wooden furniture. There is an LED mirror, chrome heated towel rail and Velux window.

OUTSIDE

One of the most outstanding features of this property is the location and views onto Haverstoe Park at the rear. The front garden has been landscaped with sett paving creating a road driveway featuring specimen shrubs and plants set behind an ornamental brick wall boundary. Side double gates provide additional privacy and security into the rear garden. A lovely rear garden landscaped by the present owners with an artificial shaped lawn and raised water feature. It has a sett paved patio ideal for entertaining during the summer months. The gardens are well screened and have a gated access onto Haverstoe Park beyond. A wonderful property with a superb garden and within walking distance of many local shops and amenities.



KITCHEN



KITCHEN



GROUND FLOOR BEDROOM
FOUR HOME OFFICE



GROUND FLOOR BEDROOM TWO

GARAGE

6.10m (20'0") x 3.78m (12'5")

With power and light and electric folding door.

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 Baksi central heating boiler located in the loft. The property has the benefit of uPVC framed double glazing with the exception of the front door which is an oak veneered finish. The property has a security alarm system to the house and falls within the jurisdiction of the North East Lincolnshire Council. The Council Tax Band is - C and the tenure is Freehold subject to Solicitors verification.



PRIVATE EN-SUITE WET ROOM



FAMILY BATHROOM



BEDROOM THREE



UTILITY ROOM



PRINCIPAL BEDROOM ONE



LANDING



EN-SUITE SHOWER ROOM



OUTSIDE



OUTSIDE



OUTSIDE

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.



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M619 Printed by Ravensworth Digital 0191 2303553