

MARTIN MASLIN

FAIRVIEW,
9 PARK DRIVE
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN32 0EF



A FABULOUS EDWARDIAN SEMI DETACHED HOUSE FOUND IN THIS UNRIVALED POSITION OVERLOOKING PEOPLES PARK. COMPLIMENTED BY ORIGINAL FEATURES AND BEAUTIFULLY PRESENTED IN FARROW AND BALL COLOUR SCHEMES. ENJOYING ITS OWN PRIVATE PARK STYLE GARDEN WITH GENEROUS PAVED DRIVEWAY, ELECTRIC GATES AND GARAGING AT THE REAR. VIEWING IS HIGHLY RECOMENDED.

£485,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The Property

Occupying one of the best positions around the park and overlooking the bandstand, a substantial five bedroom Edwardian semi detached house dating back to 1911. The classic home provides spacious family accommodation of immense quality over three levels set within wonderful and mature landscaped gardens with additional out buildings. the property has been recently decorated in period Farrow and Ball colour schemes with matching built in furniture.

The stunning residence exudes all the charm and character from its era and retains many original features including leaded lights, beautiful high ceilings and deep coving together with solid wood Parquet flooring, elegant fireplaces and deep bay windows fitted with elegant wooden shutter blinds. The current owner have added their own personal touches including a bespoke bookcase and additional log burning stove to blend in with the period hague blue Farrow and Ball colour schemes. The superb period finish is replicated in the garden room with its wonderful semi dome glass and French doors opening onto the rear garden. Meanwhile, further impressive features include a bespoke Kitchen designed by Sarah Anderson, a refurbished Shower room, a designer Richard Sutton bathroom and updated built-in wardrobes. An absolute masterpiece not to be missed.

Principle accommodation includes a lovely Entrance Porch opening onto an extensive welcoming Hallway with a polished Parquet floor in a herringbone design extending to 22'5". The magnificent traditional staircase rises to an impressive galleried Landing serving two further floors. There are three Reception Rooms located off the Hallway including a lovely bay fronted front sitting room recently decorated with fitted plantation shutter blinds and cast iron stove. A further impressive rear Living Room is situated at the end of the Hallway again recently refurbished in a hague blue Farrow and Ball colour scheme displaying a bespoke built in bookcase, log burning stove and matching built in furniture. Adjoining is a fabulous garden room with its semi dome shaped bay window and French doors overlooking the rear

garden. the Dining Kitchen is equally impressive designed by Sarah Anderson in a traditional finish with hand painted cabinets and a combination of solid beech and granite worktops. It has an additional cooker housing with open corner displays and lighting. The Travertine floor flows effortlessly through the Dining Kitchen and into the rear Lobby combining a large walk-in Pantry, an open plan fitted Utility Room and a separate Cloakroom/W.C. Tucked away in the Garden is a Gym/Snug with a high vaulted ceiling and double patio doors opening onto the rear garden.

At the first floor level is a spacious 20'0" galleried Landing with spelled balustrade and further staircase leading to the second floor. There are four excellent sized bedrooms to the first floor each having built in wardrobes and garden vistas. The main principle bedroom extending to 16'0" in length features a classic bay front window providing views across the park. Adjacent is a refurbished shower room with designer walk-in shower and built in bespoke oak furniture. Completing the first floor is a large family bathroom designed by Richard Sutton with Travertine tiling, a freestanding bath and further designer walk-in glass panel shower. The fifth bedroom is positioned in the roof space accessed via a second staircase featuring two velux windows and a walk-in cupboard.

Undoubtedly in the Agents opinion, Fairview enjoys one of the best positions on Park Drive with its mature front garden and generous block paved driveway. further wrought iron electric double gates ensure additional secure parking which is set within its own pleasant courtyard. Without doubt the large rear garden with its mature trees and high fencing forms another main attraction of this property. ensuring privacy for the present wonders with its lovely Indian slate patio and superb lawned garden ideal for children. Beyond the garden is a large brick workshop formally the garage. In addition there is a car port and further garage with electric door providing vehicular access onto Bargate Avenue. A real classic not to be missed. EPC Rating - D



Accommodation

The accommodation comprises;-

A beautiful arched entrance with solid front door gives access to a panelled entrance porch.

ENTRANCE PORCH

An enclosed porch with the original leaded window and tiled floor. A further paneled glazed door opens into the Entrance Hall.

ENTRANCE HALL

6.83m (22'5") x 2.08m (6'10")

A spacious and inviting Entrance Hall where the stunning original staircase rises to the first floor galleried Landing. Featuring an original Parquet polished floor in a herringbone design with two traditional radiators, a built in metre cupboard and a further cloaks cupboard.

FRONT SITTING ROOM

6.20m (20'4") x 4.88m (16'0")

An elegant bay windowed Sitting Room with the original leaded lights now featuring shutter blinds with porthole side windows. Beautifully decorated in a Farrow and Ball colour schemes reflecting the light from the park. In the centre of the room there is a bespoke quarry stone firesurround with deep recess housing a cast iron gas stove. It has the original ceiling cornice, two recess, deep skirting boards, a radiator and a solid wood floor.

REAR SITTING ROOM

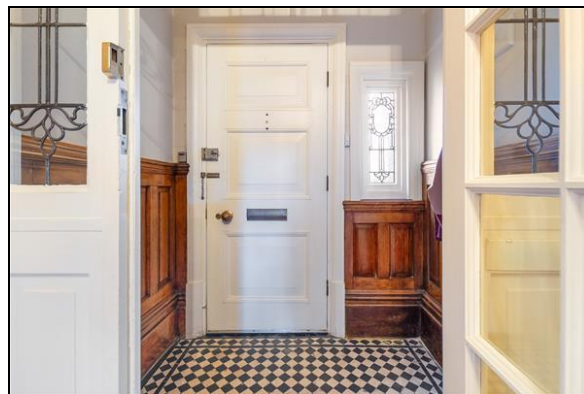
6.63m (21'9") x 3.96m (13'0")

A spacious family room recently decorated in a Hague Blue Farrow and Ball period colour featuring a stunning high plaster moulded ceiling with matching rose and ceiling cornice. A beautiful traditional room now fitted with a bespoke classic bookcase, matching painted cabinets with a central log burning cast iron stove. It has deep skirting boards, a radiator and carpeted flooring.

GARDEN ROOM

6.12m (20'1") x 2.95m (9'8")

A wonderful semi dome shaped double glazed Garden Room spanning almost the rear width of the house overlooking the garden. Tastefully decorated in Farrow and Ball colour schemes creating a classic period finish. Currently used as a seating area ideal for bird watching. Featuring a solid wood floor, a radiator with matching fretted cover and French double glazed doors giving views and access onto the rear garden.



ENTRANCE PORCH



ENTRANCE HALL



FRONT SITTING ROOM



REAR SITTING ROOM

BREAKFAST KITCHEN

5.18m (17'0") x 3.91m (12'10")

A superb Kitchen designed by Sarah Anderson in a Wimborne white Farrow and Ball finish complimented by solid beech worktops. Incorporating a double butler sink and antique chrome mixer tap, brick bond tiled splashback and LED underlighting. Across the kitchen is a dual fuel range cooker with a built in overhead extractor fan and light, granite worktops and open corner display shelving. The kitchen features a stunning Travertine floor flowing through into the Dining Area at one end displaying an ornate panelled window with leaded lights, deep skirting boards and a traditional high ceiling cornice.

REAR HALLWAY

With a paneled glazed door, leaded lights and matching side windows. There is a valuable walk-in pantry with display cabinets and housing for an American fridge.

UTILITY ROOM

3.05m (10'0") x 2.16m (7'1")

A large utility room with fitted storage cupboard housing the boiler and hot water tank. It has a solid wood work top with plumbing for a washing machine and vent for a tumble dryer.

CLOAKROOM

A white suite comprising a W.C and a Twyford wall mounted hand basin. the room is half tiled with a Travertine floor.

GYM/ SUN LOUNGE

6.10m (20'0") x 2.26m (7'5")

Hidden off the Utility Room and overlooking the garden is a superb relaxing Gym/Sun Lounge with two sets of French doors onto the patio. Ideal for entertaining with a solid engineered floor featuring underfloor heating and high vaulted ceiling.

FIRST FLOOR LANDING

6.20m (20'4") x 2.08m (6'10")

A lovely spacious and individual split level landing with a spelled balustrade and further staircase to the second floor. All rooms lead directly off as follows;-

PRINCIPLE BEDROOM ONE

4.88m (16'0") x 4.88m (16'0") max

A fabulous principle Bedroom overlooking the park with the original ornate double glazed bay window and leaded lights. Superbly fitted with a range of quality wardrobes including overhead storage with built in drawers. The room is tastefully decorated in Farrow and Ball colour schemes with a high ceiling cornice, deep skirting and a traditional radiator.

SHOWER ROOM

2.69m (8'10") x 1.75m (5'9")

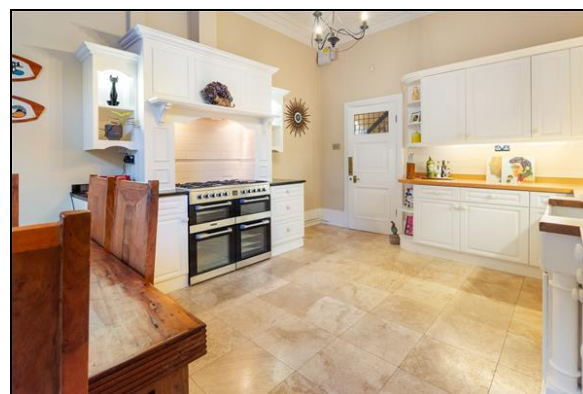
Situated adjacent to the Principle Bedroom and currently used as an En-Suite. Recently refurbished featuring a solid oak built in vanity unit with cupboards beneath and matching table top ceramic sink bowls with mixer taps. There is a separate W.C and a large designer walk-in glass panelled shower with Aqualisa unit, traditional radiator, ceramic tiled floor and single glazed window.



GARDEN ROOM



BREAKFAST KITCHEN



BREAKFAST KITCHEN



UTILITY ROOM

BEDROOM TWO

5.38m (17'8") x 3.91m (12'10") max

Another excellent bedroom featuring a stunning original arch leaded window with double glazed panels overlooking the side garden below. Fitted with a range of quality wardrobes with overhead storage and built in drawer units. Further enhanced by an offset hand basin with mixer taps and tiled splashback. It has a traditional radiator, a high ceiling cornice and deep skirting boards.

BEDROOM THREE

5.51m (18'1") x 3.96m (13'0") 18'3" into recess

A lovely 'L' shaped bedroom overlooking the rear garden featuring a range of refurbished built in wardrobes with overhead storage and addition understairs storage cupboard. Well decorated with an ornate ceiling cornice and a beautiful double glazed leaded window.

BEDROOM FOUR

Another excellent sized bedroom currently used as a Dressing Room with fitted updated wardrobes and overhead storage. Well decorated with original high ceiling cornice, radiator and a double glazed window with leaded lights overlooking the side garden.

BATHROOM

2.74m (9'0") x 2.64m (8'8")

Designed by Richard Sutton, a stunning bathroom with Travertine tiling and quality sanitary ware. Comprising; W.C, slimline wall hung wash basin with granite sill, freestanding double ended bath with modern tap and a large designer walk in tiled shower cubicle with screen and drencher head. It has ceiling spotlighting with additional LED lights, a chrome heated towel rail and a uPVC double glazed side window.

INNER LANDING

With a staircase to the second floor.

BEDROOM FIVE

An excellent bedroom built into the roof space with two double glazed velux windows allowing natural light. It has a deep walk-in cupboard with a double glazed side window, a radiator and there is access to a cavernous part bordered loft space with power and light.

OUTSIDE

The property occupies a birds eye view directly overlooking the entrance to Peoples Park and the bandstand, The beautiful landscaped front garden features a generous block paved driveway and has adjoining tree lined pathway with steps leading to the front floor. the property is well screened by plants and shrubs and has an additional electric wrought iron security double gates providing access to a further tree lined driveway set within a delightful courtyard garden. In the agents opinion, the rear garden forms one of the main attractions of this amazing Edwardian residence with its mature and spacious landscaped garden resembling a small park. Beyond the garden room an Indian slate patio opens onto a generous shaped lawn well stocked with a variety of plants and shrubs and mature trees.



GYM/SUN ROOM



PRINCIPLE BEDROOM ONE



BEDROOM TWO



BEDROOM THREE

WORKSHOP

5.87m (19'3") x 5.82m (19'1")

There is a former Garage now currently used as a workshop situated in the garden. Ideal for storage or working from home with windows and a personal door. In addition, there is an adjoining car port and a further refurbished single garage.

GARAGE

4.83m (15'10") x 2.92m (9'7").

The garage features an electric up and over door providing access onto Bargate Avenue

AGENTS NOTE

To advise that fixtures fitting, appliances and other wired goods are available by separate negotiation.

GENERAL INFORMATION

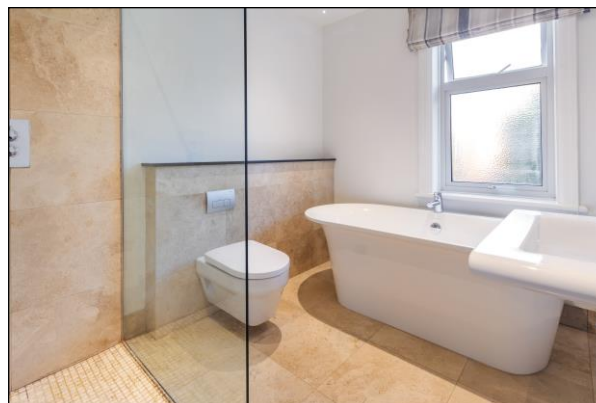
Mains, gas, water, electricity and drainage are all connected and broadband speeds and availability can be accessed via the Ofcoms checker website. Central heating comprises radiators as detailed above connected to the gas central heating boiler located in the Utility Room. The property retains many original leaded lights with double glazed window in hardwood frames. There is a security alarm fitted and the property falls under the jurisdiction of the North east Lincolnshire Council. The property is in Council Tax Band F and the tenure is Freehold subject to Solicitors verification.

VIEWING

Viewing is via appointment through the Agents on Grimsby 311000 and a video walkthrough tour with commentary can be seen on Rightmove and our Martin Maslin website.



BEDROOM FIVE



BATHROOM



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.

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

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.



25010



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

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