



## 32 BROCKLESBY AVENUE IMMINGHAM, DN40 2AT

**£250,000  
FREEHOLD**

A modern and spacious four-bedroom detached family home located on the sought-after Habrough Fields development, close to Habrough village and Immingham. Built just eight years ago and still under warranty, the property features a south-facing garden, kitchen/diner with French doors, en-suite to master, utility room, integrated garage, off-road parking, and mains gas central heating. Quiet cul-de-sac location—ideal for families.



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# 32 BROCKLESBY AVENUE



## DESCRIPTION

A beautifully presented and spacious four-bedroom detached family home, situated on the ever-popular Habrough Fields development, close to the village of Habrough and the town of Immingham. Built approximately eight years ago, the property still benefits from a remaining structural warranty and offers generous, modern living throughout.

The accommodation comprises four fantastic-sized bedrooms, including a master bedroom with a private en-suite. The heart of the home is the rear-facing kitchen/diner, which enjoys a sunny south-facing aspect and opens out onto the garden through elegant French doors—perfect for entertaining or family meals. A separate utility area adds convenience and practicality to the layout.

To the front of the property, a spacious lounge with a large bay window creates a bright and welcoming living space. The home benefits from mains-powered gas central heating throughout, providing efficient and reliable warmth year-round.

Outside, the south-facing garden provides a pleasant and private outdoor retreat, while an integrated garage and driveway offer off-road parking for two vehicles. Tucked away at the end of a quiet section of road, this home is ideal for families seeking space, comfort, and a peaceful setting with excellent access to local amenities and transport links.

Early viewing is highly recommended to fully appreciate all this fantastic home has to offer.

## DOWNSTAIRS W.C

## FIRST FLOOR HALLWAY

## BEDROOM ONE

## ENSUITE

## BEDROOM TWO

## BEDROOM THREE

## BEDROOM FOUR

## INTEGRAL GARAGE

## EXTERNALLY

## ENTRANCE HALLWAY

## LOUNGE

## KITCHEN DINING ROOM

## UTILITY

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**ADDITIONAL INFORMATION**

**Local Authority –**  
**Council Tax – Band D**

**Viewings –** By Appointment Only

**Floor Area –** sq ft

**Tenure –** Freehold

The top image shows a multi-functional room, possibly a study or hobby room. It contains a wooden desk, a black office chair, a guitar on a stand, a sofa, and a window. The bottom image shows a bedroom with a double bed with a white and green patterned duvet, light-colored wooden wardrobes, and a window with a view of the outside.

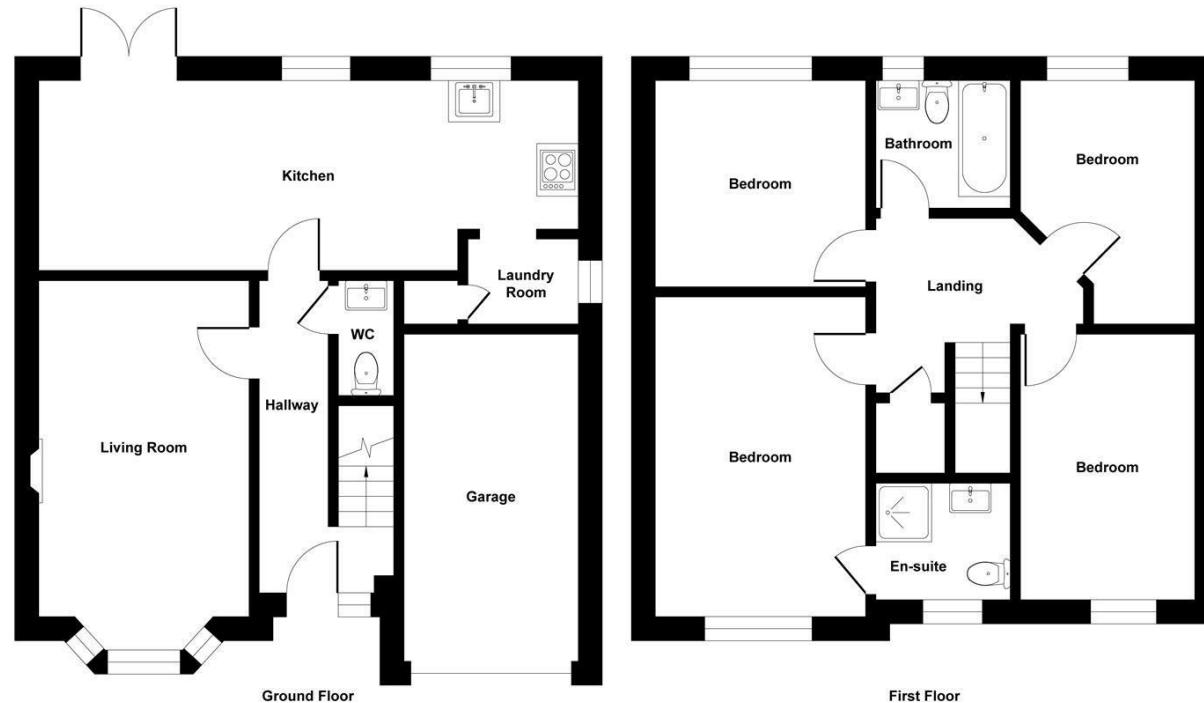
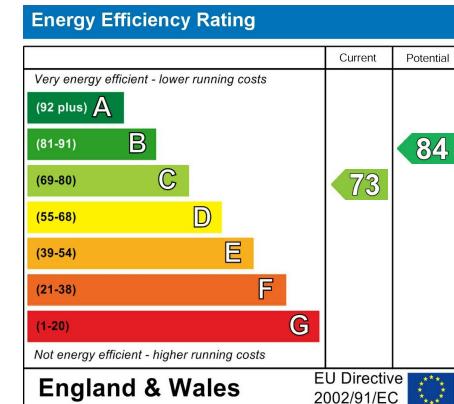


Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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