



## 9 Northumberland Close Grimsby, North East Lincolnshire DN34 4TE

Situated in this attractive cul de sac position within easy access of the town centre, including public and private schools, colleges and universities is this IMPRESSIVE FOUR BEDROOM DETACHED HOUSE having a fabulous established rear garden enjoying a good degree of privacy. The certainly spacious accommodation presented to a high standard comprises :- welcoming entrance hall, cloakroom, study, lounge, dining room, sun room, breakfast kitchen, utility, main bedroom with dressing room and en suite shower room, three further bedrooms, bathroom and shower room. Driveway providing ample off street parking, DOUBLE GARAGE. Gas central heating system with NEW BOILER APRIL 2023. Double glazing. Early viewing is highly recommended.

**£390,000**

- FABULOUS FOUR BEDROOM DETACHED HOUSE
- STUNNING GOOD SIZED ESTABLISHED GARDENS
- LOUNGE
- DINING ROOM, STUDY
- BREAKFAST KITCHEN
- UTILITY, CLOAKROOM
- SUN ROOM
- DOUBLE GARAGE
- EN SUITE AND DRESSING ROOM
- BATHROOM AND SHOWER ROOM



## ACCOMMODATION

### MEASUREMENTS

All measurements are approximate.

### GROUND FLOOR

#### ENTRANCE HALL

Approached via a double glazed entrance door with glazed side panels leads into the spacious hall having wood effect flooring. Radiator. Coving to the ceiling. Spelled staircase to the first floor landing in a white finish with useful under stair storage cupboard.



#### ENTRANCE HALL

Additional photo



#### CLOAKROOM

Fitted with a low flush w/c and wash hand basin inset into dedicated vanity unit. Wood effect flooring. Radiator.



#### LOUNGE

16'4" x 12'5" (5.00m x 3.79m)

This spacious room is ideal for family living and entertaining. Featuring an attractive granite style fire surround with electric fire. Coving to the ceiling. Wall light points. Radiator. Double glazed double doors with matching side panels gives access to the sun room. Open plan through to the dining room.





## LOUNGE

Additional photo



## LOUNGE

Additional photo



## DINING ROOM

11'3" x 9'5" (3.43m x 2.89m)

Double glazed window to the rear. Double glazed double doors with matching side panels gives access to the sun room. Radiator. Wall light points and coving to the ceiling.



## DINING ROOM

Additional photo



### SUN ROOM

19'7" x 8'9" (5.98m x 2.68m)

This spacious room is ideal for many uses having double glazed windows to the side and rear enjoying views of the gardens. Double glazed French doors give access to the garden. Wall mounted electric fire, radiator. Wood effect flooring.



### SUN ROOM

Additional photo



### STUDY

12'9" x 7'8" (3.90m x 2.35m)

Double glazed window to the front, radiator. Wood effect flooring. Coving to the ceiling.



### BREAKFAST KITCHEN

21'7" x 9'4" (6.59m x 2.86m)

Fitted with a range of wall and base units in a wood finish with contrasting work surface incorporating the one and half bowl sink unit with mixer tap. Ceramic tiled splash backs. Built appliances include two ovens, gas hob with extractor unit over and dishwasher. Serving hatch top the dining room. Two double glazed windows to the rear. Radiator. Down lighting to the ceiling.



## BREAKFAST KITCHEN

Additional photo



## BREAKFAST KITCHEN

Additional photo



## UTILITY ROOM

7'8" x 5'6" (2.35m x 1.69m)

Fitted with wall and base units in a wood finish with contrasting work surface incorporating the sink unit with mixer tap. Tiled splash backs. Concealed within a cupboard is the newly installed gas central heating boiler April 2023. Space for a fridge freezer. Plumbing for a washing machine. Double glazed door to the rear giving access to the rear garden.



## FIRST FLOOR

### LANDING

A spacious landing with double glazed window to the side. Coving to the ceiling. Built in airing cupboard.



### LANDING

Additional photo



### BEDROOM 1

17'7" x 11'10" (5.38m x 3.62m)

Double glazed window to the side. Coving to the ceiling, radiator.



### BEDROOM 1

Additional photo



### EN SUITE SHOWER ROOM

9'5" x 6'5" (2.89m x 1.96m)

Fitted with a walk in fully tiled glass shower cubicle with mains supply shower. Wall hung wash hand basin inset into dedicated vanity unit with ceramic tiled splash backs and low flush w/c. Double glazed window to the front. Radiator. Tiled floor. Down lights to the ceiling.



### DRESSING ROOM

9'5" x 4'0" (2.89m x 1.24m)

Fitted with a range of hanging rails.

### BEDROOM 2

15'1" x 14'2" (4.60m x 4.32m)

Double glazed window to the rear, radiator. Built in storage cupboard / wardrobe. Radiator. Coving to the ceiling.



## BEDROOM 2

Additional photo



## BEDROOM 3

11'1" x 10'7" (3.38m x 3.23m)

Double glazed window to the front, radiator. Coving to the ceiling.



## BEDROOM 3

Additional photo



## BEDROOM 4

11'1" x 7'8" (3.38m x 2.35m)

Double glazed window to the front. Radiator. Built in cupboard over the stairwell bulkhead. Coving to the ceiling with access to the loft space.



## BEDROOM 4

Additional photo



## BATHROOM

8'4" x 5'2" (2.56m x 1.58m)

Fitted with a white suite comprising of bath with side panel in a wood finish. Wash hand basin and low flush w/c inset into dedicated vanity unit. Fully tiled walls. Double glazed window to the rear. Towel radiator.



## SHOWER ROOM

7'8" x 5'1" (2.35m x 1.56m)

Fitted with a corner shower cubicle having a mains supply shower, wash hand basin inset into dedicate vanity unit. Fully tiled walls. Double glazed window to the rear. Towel radiator in a chrome finish.



## SHOWER ROOM

Additional photo



## OUTSIDE



## GARDENS

The front garden is mainly block paved to provide ample off street parking. A graveled bed with ornamental tree to the side. Outside tap. Wrought iron gates to the side give access to the rear garden. The generous rear garden enjoys a good degree of privacy having generous lawned areas with well stock border beds having numerous plants, flowers, shrubs and trees. A generous paved patio area with circular inset detail accessed from the sun room ideal for outside entertaining with an additional paved covered seating area. A further raised decked seating area. Dividing fence screens a generous concrete area with block border detail idea. External lighting and outside tap. Boundaries are walled and fenced.



## GARDENS

Additional photo



## GARDENS

Additional photo



## GARDENS

Additional photo



## **GARDENS**

Additional photo



## **GARDENS**

Additional photo



## **DOUBLE GARAGE**

21'2" x 17'5" (6.46m x 5.31m)

Having a remote controlled door. Power and lighting.

## **TENURE - FREEHOLD**

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

## **COUNCIL TAX BAND**

Council Tax Band E

## **VIEWING ARRANGEMENTS**

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

## **OPENING TIMES**

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



Ground Floor



First Floor

Total floor area 216.2 sq.m. (2,327 sq.ft.) approx



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			83
(81-91) <b>B</b>		70	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.