



35 Cornflower Close Healing, North East Lincolnshire DN41 7JR

This modern detached family home, located in the heart of Healing village, presents an exceptional opportunity. Situated near motorway links and the Humber bank, with its array of local amenities and esteemed schooling options, this property offers both convenience and quality of life. The spacious family accommodation boasts a contemporary design, featuring a reception hallway with a return staircase, lounge, study, cloakroom, utility room, and a focal point living kitchen diner complete with a media wall and bi-folding doors leading to the garden. Upstairs, the master suite includes walk-in wardrobes and an en suite shower room, along with three additional bedrooms and a family bathroom. Outside, the property showcases an open-plan front garden, a red brick paved driveway providing off-road parking, and double wooden gates leading to the private rear garden, which features a detached double garage, summer house, and two timber sheds. The well-maintained garden includes a lawn and decked patios, perfect for enjoying summer barbecues. Viewing this property is essential to appreciate its full potential.

£375,000

- HEALING VILLAGE LOCATION
- DETACHED FAMILY HOME
- LIVING KITCHEN DINER
- LOUNGE, STUDY
- UTILITY ROOM
- CLOAKROOM/WC
- MASTER BEDROOM WITH EN SUITE
- FAMILY BATHROOM
- PRIVATE REAR GARDEN
- DOUBLE DETACHED GARAGE



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

GROUND FLOOR

ENTRANCE

Accessed via a composite door with glazed panels and side light panels.

RECEPTION HALL

The welcoming hallway has wood effect laminate flooring and carpeted return staircase with white wooden spindle balustrade and storage underneath. Finished with coved ceiling and radiator with ornate cover.



HALLWAY

Additional Photograph



HALLWAY

Additional Photograph



LOUNGE

19'8" x 11'1" (6.01 x 3.40)

The modern lounge oozes comfort with its white washed walls, contrasting wood effect laminate flooring and a striking stone fire surround with matching hearth and inset pebble effect gas fire. Finished with coved ceiling, radiator with modern cover and a uPVC double glazed square bay window and two side uPVC windows providing ample natural light and finished with white plantation shutters. Double doors leading to the hallway.



LOUNGE

Additional Photograph



LOUNGE

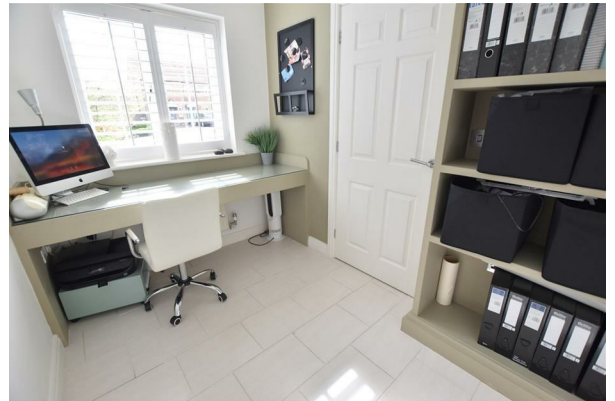
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STUDY

9'0" x 6'5" (2.75 x 1.97)

Benefitting from a built in desk area, modern shelving unit, finished with wood effect laminate flooring and two uPVC double glazed windows fitted with plantation shutters.



CLOAKROOM/WC

6'7" x 3'7" (2.03 x 1.11)

Benefitting from a white two piece suite which comprises a low flush wc and square hand wash basin set above a modern vanity unit. Tiled flooring, radiator and uPVC double glazed window to the side aspect.



UTILITY ROOM

7'7" x 5'5" (2.33 x 1.66)

This handy utility room has a range of cream gloss units with quartz worktops, space for an automatic washing machine and American fridge freezer. Wall mounted boiler. Radiator, Karndean flooring and a composite door to the side aspect.



LIVING KITCHEN DINER

27'9" x 24'0" x 12'0" (8.47 x 7.32 x 3.67)

Truly the hub of the family home ideal for entertaining or cosy nights in front of the TV. The kitchen benefits from a range of cream gloss wall and base units with contrasting quartz work surfaces with matching upstands and incorporates a stainless steel sink and drainer. Included in the sale are: the induction hob with electric fan assisted oven and grill having a stainless steel splash back with a matching chimney style extra hood and an integrated dish washer. Two uPVC double glazed windows to the rear coving and down lighters to ceiling. Several radiators. Open access to the dining area which has feature panelled walls and leads to the lounge area which was recently added by the current owners. The lounge area has a modern media wall with built in electric flame fire and finished with grey slate effect tiling. Two Velux windows and two side light glass window with bi-folding doors leading to the gardens and under floor heating.



LIVING KITCHEN DINER

Additional Photograph



LIVING KITCHEN DINER

Additional Photograph



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Additional Photograph



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Additional Photograph



LIVING KITCHEN DINER

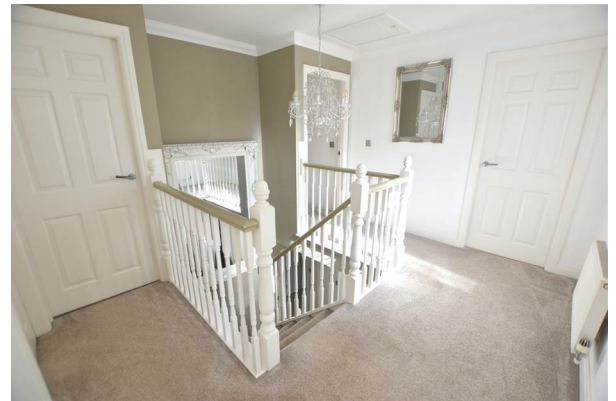
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FIRST FLOOR

FIRST FLOOR LANDING

Galleried landing with continued carpeted flooring and white wooden spindle balustrade. uPVC double glazed window to the front aspect dressed with white plantation shutters. Loft access to the ceiling which is partial boarded.



MASTER BEDROOM

15'1" x 10'10" (4.62 x 3.31)

The largest of the four bedrooms, this master bedroom has a walk in wardrobe and an open arch to the en suite shower room. finished with carpeted flooring radiator and dual aspect uPVC double glazed windows with Plantation shutters.



MASTER BEDROOM

Additional Photograph



EN SUITE SHOWER ROOM

9'1" x 5'1" (2.78 x 1.56)

Open arch from the master bedroom and benefits from his and hers pedestal wash hand basins with two mirrors above and a walk in tiled shower cubicle with a glazed screen. Tiled flooring, radiator and uPVC double glazed window to the side aspect. Door leads into the:-



WC

4'7" x 3'0" (1.42 x 0.93)

Having a white low flush wc and matching tiling to the en suite area.



BEDROOM TWO

14'2" x 9'6" (4.33 x 2.91)

The large second double bedroom has wall to wall fitted wardrobes with mirrored sliding doors and built in airing cupboard. Finished with carpeted flooring, coved ceiling, radiator and a uPVC double glazed window to the rear aspect finished with modern white Plantation Shutters.



BEDROOM THREE

11'3" x 7'10" (3.44 x 2.39)

The third double bedroom is to the front of the property with a uPVC double glazed window and is fitted with a range of wall to wall wardrobes with modern sliding door. Finished with wood effect laminate flooring, coved ceiling and radiator.



BEDROOM THREE

Additional Photograph



BEDROOM FOUR

8'3" x 7'4" (2.53 x 2.26)

Presently used as a dressing room and benefiting from a range of cream gloss fronted wardrobes with matching drawer and finished with wood effect laminate flooring, radiator and uPVC double glazed window to the front aspect.



BEDROOM FOUR

Additional Photograph



FAMILY BATHROOM

7'11" x 7'4" (2.43 x 2.25)

The modern bathroom benefits from a white four piece suite which comprises of; Shower cubicle with glazed screens, panel bath, pedestal hand wash basin and low flush wc. Extensively tiled walls, tiled flooring, radiator, downlights to the ceiling. uPVC double glazed window to the side aspect.



OUTSIDE

GARDENS

Additional Photograph



GARDENS

The property is located within a cul de sac and has an open front garden with lawn edged with mature border and, red brick paved driveway which provides ample off road parking. Double wooden gates to the side leads to the private rear garden which has red brick driveway leading to the double garage and included in the sale are the two timber sheds and a summer house. Dual aspect decked patio areas ideal for lazy sunny afternoons together with a substantial lawned area edged with established bushes and shrubbery.



GARDENS

Additional Photograph



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Additional Photograph



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Additional Photograph



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Additional Photograph



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Additional Photograph



GARDEN

Additional Photograph



GARDEN



DOUBLE GARAGE

17'7" x 14'4" (5.37 x 4.38)

Having two up and over doors to the front and a side access door. Fitted with electric and lighting.



COUNCIL TAX BAND

Council Tax Band E

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.

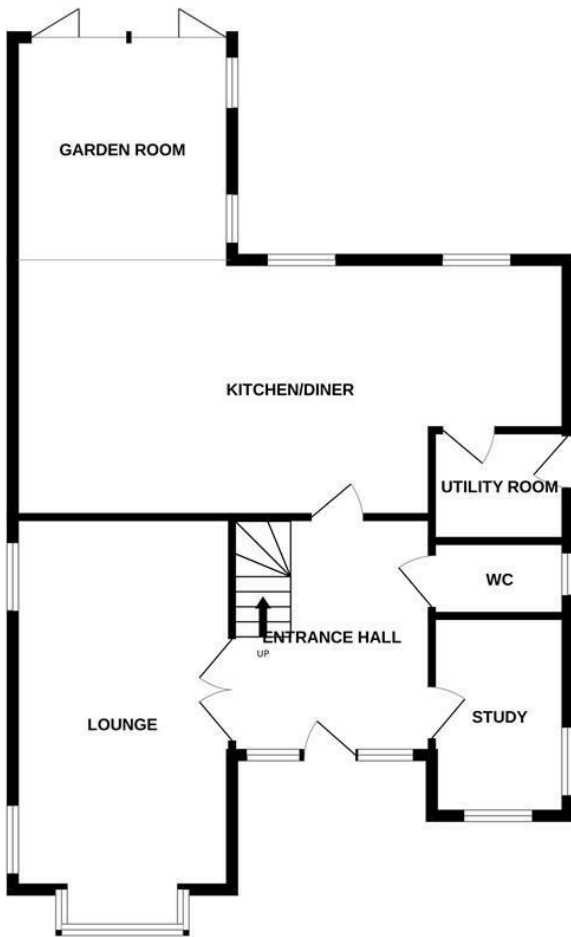
VIEWING ARRANGEMENTS

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

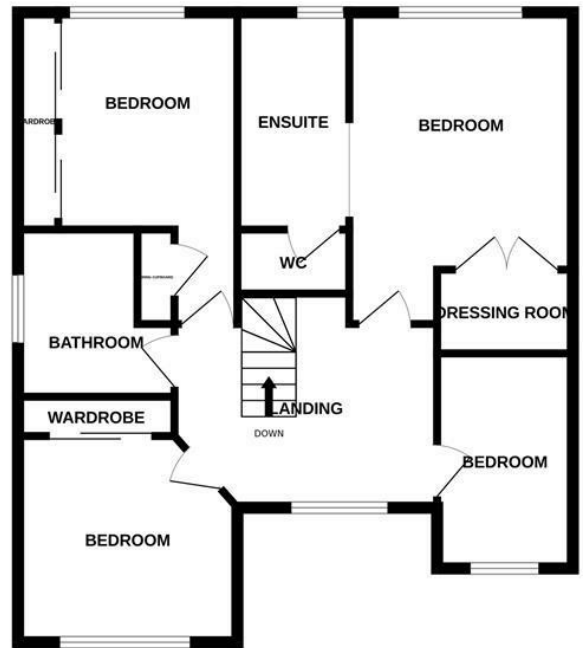
OPENING TIMES

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

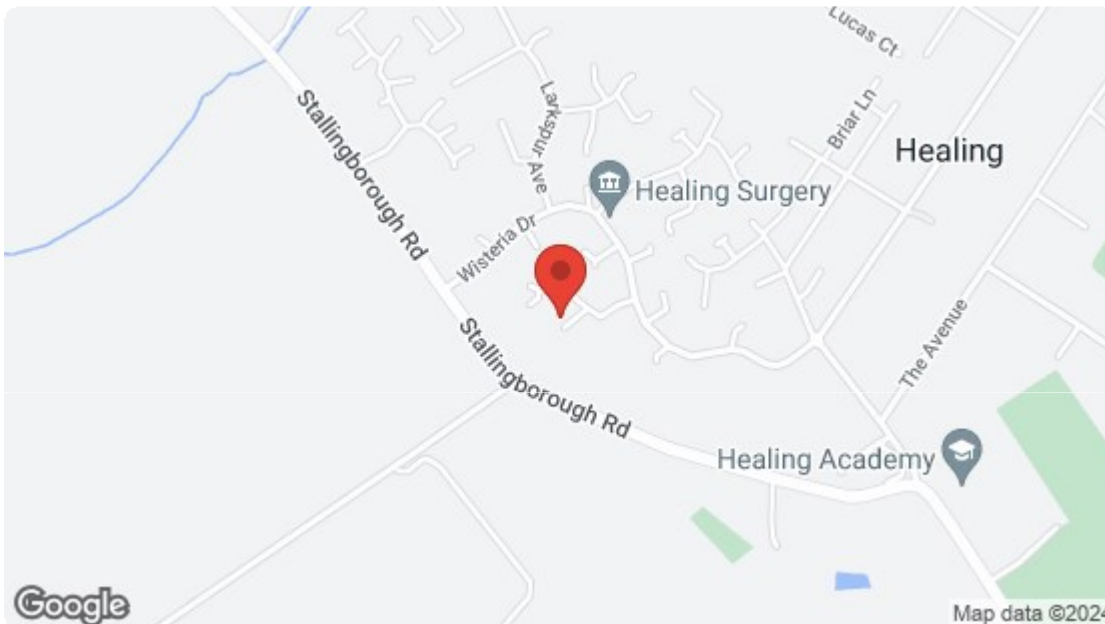
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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.