



40 Peaks Avenue Grimsby, North East Lincolnshire DN36 4LN

This property presents a fantastic opportunity, boasting a detached four-bedroom dormer bungalow nestled on approximately 1/4 acre plot adorned with fruit trees and a swimming pool. Situated in the sought-after New Waltham village, known for its abundant amenities and esteemed schools, this residence offers the comfort of gas central heating and UPVC double glazing. Its layout features a kitchen diner with bespoke units, a dining room, a lounge with a cozy log-burning stove, two ground floor bedrooms, an office/study, and a convenient shower room. Ascend to the first floor to discover a master bedroom with an en-suite bathroom and dressing room, alongside another bedroom. Outside, the private rear garden with fruit trees complements the property, along with a detached double garage and off-road parking. With no chain, viewing is highly recommended to fully appreciate this remarkable offering.

Chain Free £340,000

- DETACHED DORMER BUNGALOW
- APPROXIMATELY 1/4 ACRE PLOT WITH FRUIT TREES
- KITCHEN DINER
- LOUNGE
- DINING ROOM
- FOUR BEDROOMS (TWO GROUND FLOOR)
- SHOWER ROOM (GROUND FLOOR)
- EN SUITE BATHROOM
- SWIMMING POOL
- PRIVATE REAR GARDEN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE

Accessed via a uPVC double glazed door leading into the dining room.

DINING ROOM

15'5" x 12'6" (4.71 x 3.82)

uPVC double glazed bow window to the front aspect, coved ceiling, wood effect laminate flooring, feature cast iron fire surround and grate, built in storage cupboard. Radiator. Double wooden glazed doors leading to the second bedroom and study/office.



DINING ROOM

Additional Photograph



DINING ROOM

Additional Photograph



STUDY/OFFICE

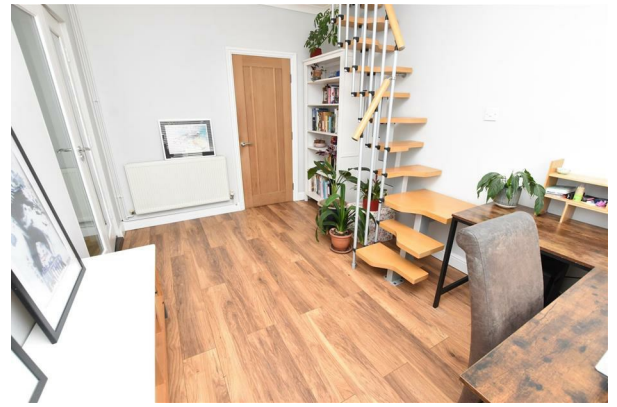
12'11" x 9'0" (3.96 x 2.75)

Reached from the dining room via double wooden glazed doors is this versatile room presently used as an office/study with space saving staircase leading to the first floor. Finished with coved ceiling, wood effect laminate flooring, radiator and uPVC double glazed window to the front aspect.



STUDY/OFFICE

Additional Photograph



LOUNGE

17'7" x 11'11" (5.37 x 3.65)

The lounge has uPVC double glazed French doors leading out to the private garden and a decked patio area. Finished with coved ceiling, bamboo flooring, radiator with the main focal point being the wood burning stove with slate hearth and modern stone effect tiled back.



INNER HALLWAY

Having continued wood effect laminate flooring and Oak connecting doors.

KITCHEN DINER

18'6" x 11'4" (5.66 x 3.47)

Boosting a modern hand made bespoke kitchen benefits from cream fronted wall and base units with solid oak work surfaces, slate upstands and splash backs and incorporates a stainless steel Belfast style sink, range cooker, dish washer and ample space for a freestanding fridge freezer. Matching moveable peninsular island and utility cupboard providing ample space for a washing machine, tumble dryer and further storage space. Finished with coved ceiling, down lights, tiled flooring, tall radiator and uPVC double glazed window and door to the side aspect and French doors with side light panels leading to the rear garden. Wooden staircase I with open spindle balustrade leading to the master bedroom.



KITCHEN

Additional Photograph



KITCHEN

Additional Photograph



KITCHEN

Additional Photograph



KITCHEN

Additional Photograph



SHOWER ROOM (GROUND FLOOR)

13'10" x 5'4" (4.23 x 1.65)

The modern shower room benefits from a white three piece comprising of; Walk in shower with glazed screens, vanity hand wash basin set above a high gloss unit for handy storage with low flush wc with hidden system, shelving, coved ceiling, tiled flooring and tiling to the shower area, Victorian style heated towel rail and uPVC double glazed window to the rear.



BEDROOM TWO(GROUND FLOOR)

13'11" x 12'6" (4.25 x 3.82)

The second double bedroom is to the ground floor and has a uPVC double glazed bow window to the front aspect, carpeted flooring, radiator and covered ceiling.



BEDROOM THREE (GROUND FLOOR)

17'4" x 9'0" (5.30 x 2.75)

The third double bedroom is to the ground floor and has covered ceiling, wood effect laminate flooring, radiator and uPVC double glazed window to the rear.



FIRST FLOOR

BEDROOM ONE

18'2" x 10'9" (5.56 x 3.28)

The Scandinavian style master bedroom has wood cladding to the walls, carpeted flooring, two Velux windows, radiator and handing into the eaves loft access which houses the wall mounted boiler.



EN SUITE BATHROOM

7'11" x 6'0" (2.42 x 1.84)

Benefitting from a white three piece suite comprising of; Bath, pedestal hand wash basin and low flush wc. Finished with part modern stone effect tiling to the splashback areas, wood effect vinyl flooring, Victoria style heated towel rail and uPVC window to the side aspect.



DRESSING ROOM

7'4" x 4'5" (2.26 x 1.36)

The Jack and Jill dressing room has a built in wardrobes and dressing table area with wood effect laminate flooring and Velux window.



DRESSING ROOM

Additional Photograph



BEDROOM FOUR

12'8" x 9'0" (3.87 x 2.76)

To the first floor with Velux window and space saving staircase leading down to the study/office. Finished with painted wooden cladding to the walls, carpeted flooring, radiator and handy loft storage into the eaves. Open doorway to the Jack and Gill dressing room.



OUTSIDE

GARDENS

The property sits on a plot of approximately a quarter of a acre with low walled boundary to the front and double wrought iron access gates leading to the block set brick driveway providing ample off road parking. Feature planted area with wild flowers and mature shrubs to the front. A further set of wrought iron gates leads to the side of the property and onto the private rear garden which is mainly laid to lawn with hedging to the boundaries and features an abundance of fruit trees, raspberry bushes, cob nut tree and small wildlife pond. This garden is ideal for entertaining with its paved patios and decked area and includes a child friendly swimming pool with wooden steps and gate. Detached double garage to the rear of the garden with up and over door and fitted with electric and lighting.



GARDEN

Additional Photograph

GARDEN
Additional Photograph



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SWIMMING POOL

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COUNCIL TAX BAND

Council Tax Band C

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.

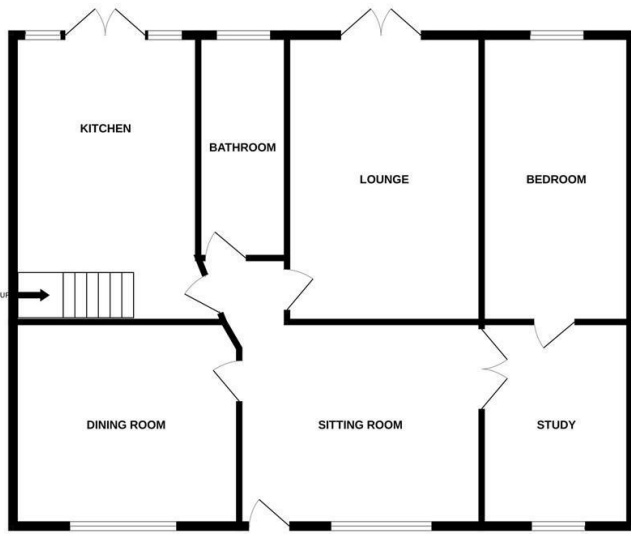
VIEWING ARRANGEMENTS

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

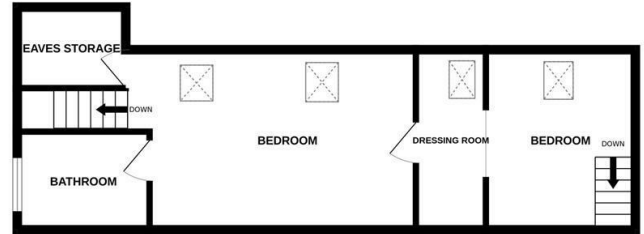
OPENING TIMES

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

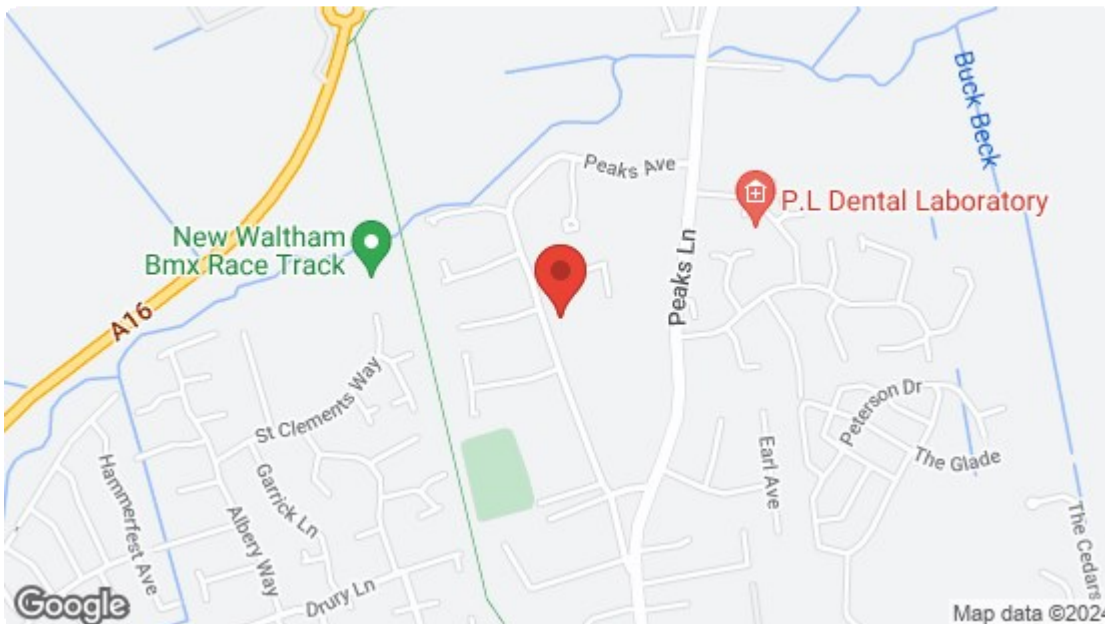
GROUND FLOOR



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 | | | |
| (81-91) B | | | |
| (69-80) C | | 72 | 81 |
| (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.