



## 3 Cumberland Avenue Grimsby, North East Lincolnshire DN32 0BT

This charming Arts and Crafts detached FIVE BEDROOM family home which is cleverly orientated to catch the maximum sunlight to all of the principle rooms. Standing on an excellent plot the property has retained many original features together with all the added benefits of a luxurious Bespoke kitchen, contemporary styled bathrooms with fashionable decor throughout. The immaculately presented accommodation includes: Welcoming entrance hall, lounge, sitting room, dining kitchen, large utility room, shower room/wc and a good sized party/games room. Two separate staircases lead up to the first floor which includes landing, five bedrooms, some with en suites and a family bathroom/wc. Gas central heating system. Extensive double glazing. Established south facing enclosed gardens.

**£650,000**

- STUNNING DETACHED FAMILY HOME
- CLOSE COLLEGE & EXCELLENT SCHOOLS
- LOUNGE, SITTING ROOM & A GAMES/PARTY ROOM
- KITCHEN/DINING ROOM
- UTILITY & G F SHOWER ROOM
- FIVE BEDROOMS
- EN SUITES SHOWER ROOM & A FAMILY BATHROOM/WC
- ENCLOSED MATURE SOUTH FACING GARDENS
- IMMACULATEDLY PRESENTED
- MANY ORIGINAL FEATURES



## FRONT ELEVATION PHOTO



## ACCOMMODATION

### GROUND FLOOR

### FIXTURES AND FITTINGS

#### ENTRANCE LOBBY

Approached via the original door this entrance door has a fitted picture rail, inset spots to ceiling and a useful storage cupboard. Again an original door leads into the:-

#### ENTRANCE HALL

This welcoming entrance hall has a striking original Parquet floor, two ornate windows, fitted picture rail and coving to ceiling. Hand painted wall panelling to walls together with a matching hand painted fireplace inset with a wood burning stove. Radiator. The staircase leads up to the first floor which again has an ornate window to the side elevation. Situated between the hall is a screened cloaks area including wall mounted coat hooks, a clay tiled floor and a pedestal wash hand basin



#### ENTRANCE HALL



### CLOAKS/WC

Fitted with a low flush wc and having a clay tiled floor, hand painted wall panelling to dado height, Victorian styled radiator and an ornate small window. Inset spot lights to ceiling.



### SITTING ROOM (FRONT)

18'0" x 15'8" (5.5 x 4.8)

This light and airy room has a dual aspect with a double glazed window to the side and front elevations and again has a striking original Parquet floor, fitted picture rail, decorative coving and ceiling rose. The focal point of this room is the wood burning stove with its recessed within the chimney breast sitting on a black granite plinth.



### SITTING ROOM

Additional photo



### LOUNGE

18'0" x 16'8" (5.5 x 5.1)

This elegant second reception room could easily be transformed into a formal dining room if required as it has direct access into the kitchen/breakfast room. Again having an original Parquet floor and a restored Arts and Crafts style copper fireplace set in a panelled alcove including useful storage. A curved double glazed bay window has views over the garden. Original serving hatch.



## LOUNGE

Additional photo



## KITCHEN/BREAKFAST ROOM

27'10" x 20'11" (8.5 x 6.4)

A hand crafted Bespoke kitchen has been especially designed to fit the space having a mixture of wooden and two tone hand painted units which includes a fabulous island unit which includes an integrated dishwasher and a circular butcher's block unit and Iroko wooden work surfaces inset with a white sink which extends to form a useful breakfast bar area. Matching hand painted units includes a built in micro wave and an integrated fridge/freezer. The Britannia stainless steel cooker range is included in the sale which has a matching extractor fan above. Polished tiled flooring throughout Double glazed wooden french doors leads out onto the entertaining area plus two further double glazed windows both being fitted with Plantation shutters. Recess ideal for a dining table and chairs. Useful pantry cupboard having sliding doors to the front. Two radiators. Inset spot lights to ceiling plus three hanging pedant lights above the breakfast bar area. Open access leads into the inner hall.



## KITCHEN/BREAKFAST ROOM

Additional photo



## KITCHEN/BREAKFAST ROOM

Additional photo



## KITCHEN/BREAKFAST ROOM

Additional photo



## DINING AREA PHOTO



## INNER HALL

Connecting the kitchen to the remainder of the accommodation this open area has a second staircase leading up to the rear part of the property and two double glazed windows both fitted with Plantation shutters. Coving and inset spot lights to ceiling.



## CLOAKS/SHOWER ROOM

Having a fully tiled large shower cubicle having a glass screen to the front finished with black fittings including a twin headed shower, a vanity unit and a low flush wc. Victorian style radiator. Extractor fan. Black and white decorative tiled flooring and inset spot lights to ceiling.



## CLOAKS/SHOWER ROOM

Additional photo



## UTILITY ROOM

12'9" x 10'5" (3.9 x 3.2)

Fitted with a range of grey hand painted curved units having beech block work surfaces plus a wall of floor to ceiling storage units with space for an American fridge freezer. Curved double glazed window with views over the garden. Vertical radiator. Oak flooring.



## UTILITY ROOM

Additional photo



## LOBBY

Housing a wall mounted vanity unit. Door leading out onto the garden.



## GAMES/PARTY ROOM

26'2" x 15'8" (8 x 4.8)

A great space for entertaining which is located at the rear of the property and has oak flooring, inset spot lights to ceiling and one accent wall fitted with hand painted wall panelling. Double glazed french doors plus a double glazed window. Vertical radiator.



## GAMES/PARTY ROOM

Additional photo



## BOILER ROOM

Having direct access from the Games Room this houses two separate gas fired boilers.

## FIRST FLOOR

The first floor of this property is accessed via a front and a rear staircase with a spacious landing which runs from the front to the rear of the property.

## MAIN LANDING

Partly fitted with hand painted panelling to dado height. Wall light. A superb ornate window to the side elevation. Double storage cupboard. Access to roof space. Inset spot lights to ceiling. Double glazed window.



## LANDING



## ORNATE WINDOW



## BEDROOM 1

16'4" x 14'1" (5 x 4.3)

Double glazed window to the side elevation, fitted picture rail and coving to ceiling. Victorian style radiator. Bank of fitted wardrobe unit with additional, original walk in cupboard space/shoe cupboard.



## BEDROOM 1

Additional photo



## EN SUITE SHOWER ROOM

A contemporary styled shower room is fitted with a stylish vanity unit having twin sinks, a concealed wc and a large walk in fully tiled shower area. Partly tiled walls and a herringbone tiled floor. Above the vanity area is a wall mirror with a wooden shelf above. Inset spot lights to ceiling. Heated towel rail.





## BEDROOM 2

14'1" x 12'1" (4.3 x 3.7)

Double glazed window to the front elevation. Bank of fitted wardrobes plus an original walk in wardrobe cupboard. Laminate flooring. Fitted picture rail. Fully tiled shower cubicle having a glass door to the front.



## BEDROOM 2

Additional photo



## SEPARATE WC

Wall mounted sink and a low flush wc. Inset spot light to ceiling. Tongue and groove hand painted boarding to dado height.



## BEDROOM 3

11'9" x 11'5" (3.6 x 3.5)

Double glazed window, fitted picture rail and coving to ceiling. Bank of fitted wardrobes with additional, original walk in cupboard.



### BEDROOM 3

Additional photo



### BATHROOM/WC

10'7" x 8'6" (3.25 x 2.6)

A superb family bathroom fitted with a free standing bath, grey vintage vanity unit with drawers below and a low flush wc. Hand painted wall panelling to dado height. Decorative black and white tiled flooring. Two double glazed windows. Radiator. Toiletry cupboard. Inset spot lights to ceiling.



### BATHROOM/WC

Additional photo



### REAR LANDING/SITTING AREA

32'1" x 11'5" reducing to 8'6" (9.8 x 3.5 reducing to 2.6)

Continuing from the front of the property via an oak bridge this area has a second rear staircase which leads down to the kitchen area. Radiator. Storage cupboard. Open access leads into:-



### SITTING AREA

This quiet space is ideal as a first floor sitting/reading area and has an oak floor, wall panelling, radiator and a fitted picture rail. Double glazed window.



### BEDROOM 4

12'5" x 10'2" (3.8 x 3.1)

Double glazed window. Radiator.



### BEDROOM 4

Additional photo



### BEDROOM 5

12'5" x 10'2" (3.8 x 3.1)

Double glazed window. Radiator. Coving to ceiling. Original built in cupboard with hanging rail



## BEDROOM 5

Additional photo



## OUTSIDE

### BRICK GARAGE

17'11 x 10'5 (5.46m x 3.18m)

Double timber doors to the front plus a personal door giving access directly into the games room. Light and power.

### THE GARDENS

Hidden behind a well established hedge to the front giving total privacy from the road the property is accessed via a wooden electric gate with video intercom, the front garden and driveway is cobbled which also provides off road parking. A timber fence and pedestrian gate leads into the large south facing garden and as previously mentioned this property has been cleverly orientated to provide the maximum sunlight to all the principle rooms. This enclosed garden is mainly lawned with a large paved seating area ideal for Alfresco dining with access into the kitchen/breakfast room and a mature tree which provides natural shelter during the summer months. Situated to the rear of the garden is a secluded seating area which is situated behind the garage plus a brick Loggia ideal for lazy summer day parties. Brick garden store.



### THE GARDENS

Additional photo



## OUTSIDE ENTERTAINING AREA



## REAR SEATING AREA



## BRICK SUN LOGGIA



## 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

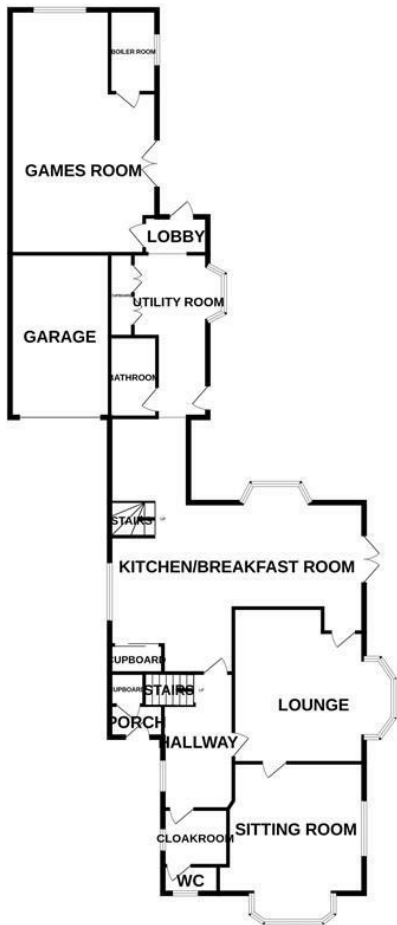
Council Tax Band - F

## 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



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) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         | 77        |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  | 59                      |           |
| (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.