



36 Bellflower Road Scartho, Grimsby, North East Lincolnshire DN33 3AZ

We are delighted to offer for sale this fabulous opportunity to purchase this modern property built by Cyden homes in 2019 situated on one of the largest plot on this development is this FABULOUS FOUR BEDROOM DETACHED FAMILY HOME, which is located in this popular residential area within easy reach of local shopping, bus services, schooling and the hospital. The spacious and well planned accommodation includes numerous additional extras from the original specification with: Entrance hall, cloaks/wc, lounge with double doors leading into the hallway, kitchen diner opening to the sunroom and utility room. To the first floor are four double bedrooms, master with en suite shower room, with two having a Jack and Jill shower room and a further family bathroom. Gas central heating system. Security alarm. Double glazing. Double detached garage. Open plan front garden and to the rear a fabulous sized garden with paved patio. Builders NHBC warranty remaining. EARLY VIEWING A MUST.

£365,000

- MODERN FAMILY HOME
- LIVING KITCHEN DINER OPEN TO SUNROOM
- UTILITY ROOM
- LOUNGE
- CLOAKROOM/WC
- FOUR DOUBLE BEDROOMS
- THREE BEDROOMS
- FABULOUS REAR GARDEN
- BUILDERS WARRANTY REMAINING
- DOUBLE DETACHED GARAGE



ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

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ENTRANCE

Accessed via a composite door into the hallway.



HALLWAY

The welcoming hallway set the feel for the rest of this fabulous home with its high sheen tiled floor, Oak connecting doors and carpeted stairs with white open spindle balustrade with Oak hand rail leading to the first floor. Double Oak glazed doors leading to the lounge and radiator with ornate cover.



CLOAKROOM/WC

5'7" x 2'7" (1.71 x 0.79)

Benefitting from a white two piece suite comprising of; Low flush wc and corner pedestal hand wash basin with tiled splashbacks. Continued high gloss tiled flooring, radiator and extractor fan.

KITCHEN DINER

31'2" x 12'10" (9.52 x 3.93)

The true hub of the family home with a a modern grey shaker style kitchen with contrasting wood effect works surfaces and matching upstands incorporating a composite sink and drainer, gas hob with stainless steel chimney style extractor hood above and one and half electric fan assisted ovens beneath, integrated dishwasher and free standing American fridge freezer. Feature tiled wall, continued high shine tiled flooring and radiator. Handy breakfast bar area. uPVC double glazed window to the rear aspect and downlights to the ceiling. The dining area has carpeted flooring, radiator, uPVC double glazed square bay window to the side aspect and double Oak glazed doors leading to the sunroom.



KITCHEN DINER



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SUNROOM

12'10" x 10'11" (3.93 x 3.33)

Leading from the kitchen diner with double Oak glazed doors creating a further relaxing space for the growing family. finished with carpeted flooring, radiator, uPVC double glazed window to the side aspect and uPVC double glazed French doors with side light panels opening to the large garden.



UTILITY ROOM

Benefitting from a range of matching units to the kitchen with contrasting wood effect worksurfaces, plumbing for automatic washing machine, space for tumble dryer. Wall mounted boiler. Finished with down lights to the ceiling, high shine tiled flooring and uPVC glazed door to the side aspect.



LOUNGE

15'1" x 11'1" (4.60 x 3.38)

The lounge has double Oak glazed door from the hallway with a uPVC double glazed window to the front aspect, carpeted flooring and radiator.



SNUG/OFFICE

10'8" x 9'11" (3.26 x 3.03)

This versatile room could be a home office, snug or play room, having a uPVC double glazed window to the front aspect, carpeted flooring and radiator.

FIRST FLOOR

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FIRST FLOOR LANDING

Having carpeted flooring, airing cupboard and loft access to the ceiling.



MASTER BEDROOM

14'9" x 12'7" (4.51 x 3.85)

The master bedroom has a uPVC double glazed window with modern grey slate blinds, carpeted flooring, radiator and wall to wall fitted wardrobes with sliding mirrored doors.



MASTER BEDROOM



EN SUITE SHOWER ROOM

6'8" x 6'6" (2.04 x 1.99)

Benefitting from a white three piece suite comprising of; Shower with glazed screen and tiled splash backs, vanity unit with counter top hand wash basin and low flush wc. Finished with part tiled walls, wood effect vinyl flooring, heated towel rail and uPVC double glazed window to the side aspect.



BEDROOM TWO

11'0" x 10'8" (3.36 x 3.26)

The second double bedroom is to the front aspect with a uPVC window fitted with modern grey slate blinds, carpeted flooring and radiator.



BEDROOM TWO



JACK & JILL SHOWER ROOM

8'7" x 6'0" (2.63 x 1.85)

The handy Jack and Jill shower room services two of the double bedrooms and benefits from a white three piece suite comprising of; Shower with glazed screen and tiled splashbacks, vanity hand wash basin with handy storage beneath and low flush wc. Finished with part tiled walls, wood effect vinyl flooring, heated towel rail and uPVC double glazed window to the rear aspect.



BEDROOM FOUR

10'7" x 8'5" (3.24 x 2.59)

The fourth double bedroom is to the rear aspect with a uPVC double glazed window with modern grey slate blinds, carpeted flooring and radiator. Door to Jack and Jill shower room.



BEDROOM THREE

12'0" x 10'2" (3.67 x 3.12)

The third double bedroom is to the front aspect with a uPVC double glazed window with modern grey slate blinds, carpeted flooring and radiator.



FAMILY BATHROOM

7'0" x 6'9" (2.14 x 2.08)

The modern family bathroom benefits from a white three piece suite comprising of; Bath with hand shower attachment, vanity hand wash basin with handy storage and low flush wc. Finished with part tiled walls, down lights to the ceiling, wood effect vinyl flooring, heated towel rail, extractor fan and uPVC double glazed window to the side aspect.



OUTSIDE

GARDENS

Having an open plan front garden with a paved pathway leading to the property, side lawn and red brick paved driveway providing ample off road parking, wooden gate leading to the rear garden. The enclosed rear garden has fenced boundaries and is a great size for a growing family. Mainly laid to lawn with a paved patio area, maturing trees planted, outside tap and several electric points.

GARDENS

GARDENS

DETACHED DOUBLE GARAGE

Brick built double detached garage with two up and over doors, fitted with electric 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 & EPC RATING

Council Tax Band - E

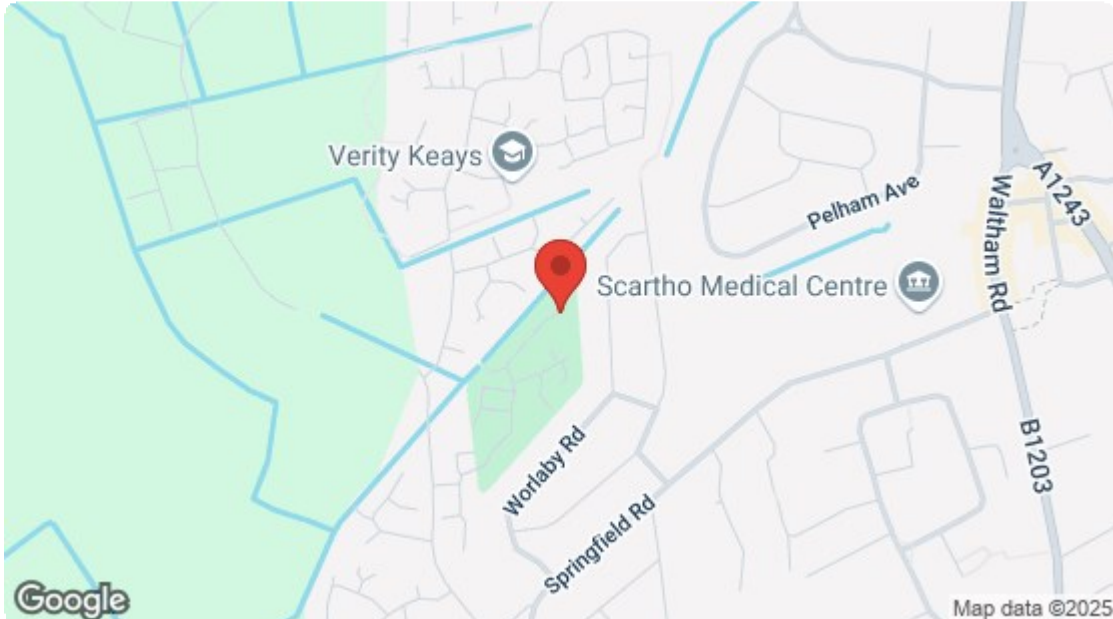
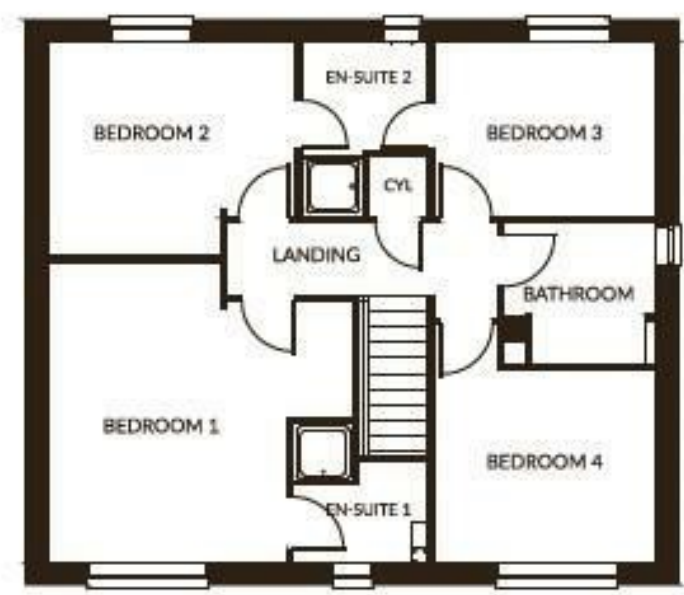
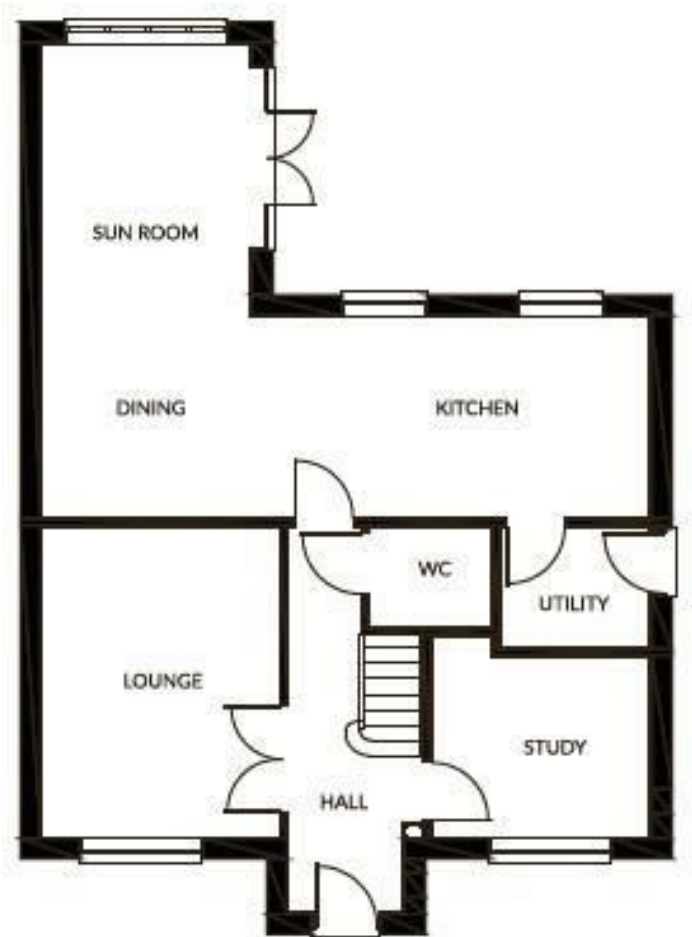
EPC - A

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(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 firms 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.