



2 Vivian Avenue Grimsby, North East Lincolnshire DN32 8QF

We are delighted to offer this exceptional five-bedroom detached family home, combining sophisticated design with contemporary luxury. Rebuilt in 2018 and meticulously redesigned by its owners, the property spans three levels on a large corner plot, framed by beautifully landscaped gardens offering privacy and outdoor beauty. At the heart of the home is a spacious 45ft open-plan living area, integrating the hallway, designer kitchen, and lounge/dining area, all with porcelain tiled floors and underfloor heating. Natural light floods the space through floor-to-ceiling bi-fold doors, ideal for family living and entertaining. The ground floor also includes a cosy lounge, private study, and versatile gym/bar. Upstairs, four generous bedrooms each have an en suite, with the 31ft master suite featuring a walk-in bay window, custom dressing room, and luxurious en suite. A fifth bedroom is located on the second floor, along with a large storage room. The outdoor space includes a private rear courtyard, decking, artificial lawn, and mood lighting. A large garage with an electric roller door offers ample parking and storage. This meticulously crafted home offers a perfect blend of comfort, design, and convenience in a sought-after location.

£525,000

- STUNNING FIVE BEDROOM DETACHED FAMILY HOME
- FINISHED TO A HIGH SPECIFICATION
- RECEPTION HALLWAY
- OPEN PLAN LIVING DINING KITCHEN
- PRIVATE LOUNGE
- STUDY/SNUG/OFFICE
- MASTER BEDROOM SUITE
- THREE FURTHER DOUBLE WITH EN SUITES
- KEY LESS ENTRANCE
- PRIVATE GARDENS



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

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GROUND FLOOR

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ENTRANCE

Accessed via a key less composite door with side light panels into the entrance reception hall.

RECEPTION HALLWAY

The impressive reception hallway set the tone for the rest of the property being open plan to the living dining kitchen with high shine porcelain tiled flooring, under floor heating, oak skirtings, oak connecting doors and down lights to the ceiling.



LIVING DINING KITCHEN

The true hub of the home sectioned to create the ideal family or entertaining area. Having down lights to the ceiling throughout, high shine porcelain tiled floor with under floor heating. All windows are uPVC double glazed with infit blinds.



LIVING DINING KITCHEN

LOUNGE AREA

21'5" x 21'5" (6.53m x 6.55m)

The lounge area enjoys views over the private garden with bi-folds leading to the decked patio.



LOUNGE AREA



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LOUNGE AREA



KITCHEN

20'6" (65'7"22'11" x 17'1" (55'9"3'3"")) (6.27m (20'7 x 5.21m (17'1"))

Designed by Wren, featuring their Milano Contour units with a flawless woodgrain finish paired with high gloss cabinets. The sleek, modern layout showcases quartz work surfaces and a 3-meter centre island/bar with a 1.5 bowl cutaway sink. Built-in appliances include a dishwasher, slimline wine cooler, and an American fridge. The stainless steel range cooker is available by separate negotiation, complemented by an extractor fan and an additional sink with an Insinkerator hot tap. Included within the kitchen is a walk-in corner pantry with built-in shelves, offering ample storage space, along with overhead glass cabinets and a slimline sink. A stunning solid oak return stairs with glass balustrade leads to the first floor with handy storage cupboard beneath, featuring a signature window at the front.



KITCHEN



KITCHEN



KITCHEN



KITCHEN



DINING AREA

Providing ample room for a family dining table.



UTILITY ROOM

9'6" x 6'0" (2.92 x 1.83)

Benefitting from a matching range of wall and base units with matching up stands, quartz worktops, plumbing for a washing machine and a vent for a tumble dryer. Continued porcelain tiled floor, under floor heating, down lights, wall mounted boiler and a uPVC double glazed window with in fit blinds.



CLOAKROOM/WC

The cloakroom features a sleek designer white suite, including a floating slimline sink with pillar taps and a wall-hung W.C. Recessed lighting adds a modern touch, and the room is brightened by a uPVC double-glazed front window with infit blinds, continued flooring and under floor heating.



LOUNGE

19'7" x 12'11" 19'7" into bay (5.97m x 3.94m 5.97m into bay)

The lounge features a striking hexagon-shaped walk-in bay, offering a unique architectural focal point. The floor is elegantly finished with high-quality porcelain tiles, providing a sleek and modern aesthetic. Beneath the tiles, underfloor heating ensures a comfortable warmth throughout the space. The ceiling is complemented by discreet downlights, creating a cosy ambiance while maintaining a clean, minimalist look. For added convenience, the room is equipped with HDMI and TV points, making it easy to set up and enjoy entertainment.



LOUNGE



STUDY/OFFICE/SNUG

10'0" x 8'5" (3.05 x 2.59)

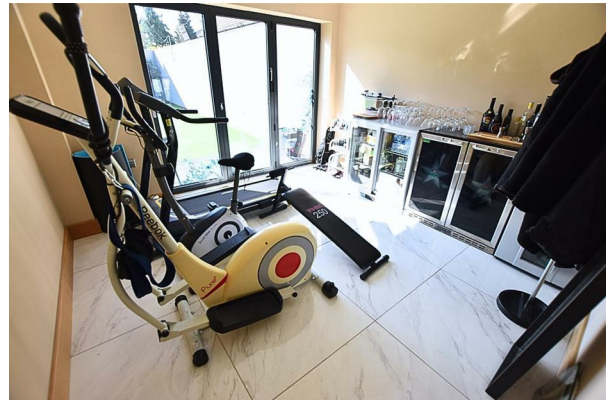
This versatile room is presently used as a home office with a built in desk area, continued porcelain tiled flooring, under floor heating, down lights, CCTV controls, uPVC double glazed window with infit blinds and uPVC double glazed French doors leading to the decked patio area.



GYM/BAR

10'0" x 8'5" (3.05 x 2.59)

Another versatile room created original to house a hot tub but currently used as a gym/bar, with bi-fold doors leading to the decked patio, continued tiled floor with under floor heating and downlights to the ceiling.



FIRST FLOOR

FIRST FLOOR LANDING

Leading on from the solid oak stair case with glass balustrade overlooking the gallery window, further side light uPVC double glazed window with infit blinds, down lights, storage cupboard, solid oak flooring with under floor heating and further oak staircase leading to the second floor.



GALLERY WINDOW



MASTER SUITE

BEDROOM AREA

16'0" x 11'10" plus bay (4.88 x 3.61 plus bay)

This great sized master bedroom has dual aspect uPVC double glazed window with walk in Hexogen bay all with infit blinds, solid oak flooring with under floor heating, down lights and built in bedhead with match side tables, open to the the dressing area and pocket door to the en suite shower room.



BEDROOM AREA



EN SUITE SHOWER ROOM

9'8" x 6'9" (2.97 x 2.08)

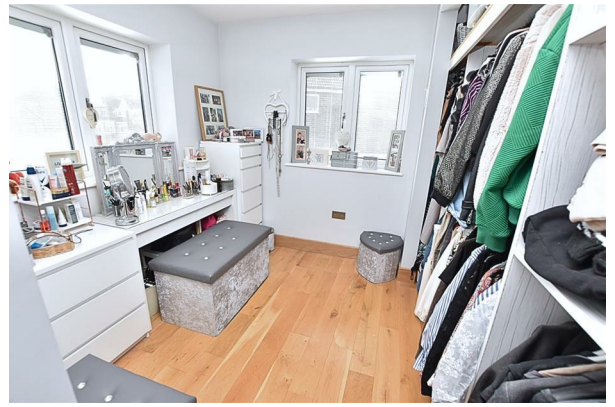
This beautifully designed bathroom features smart grey furniture, including a floating vanity unit with his and hers sinks, pillar taps, a matching mirror, and a W.C. The space also boasts a large walk-in double-width shower, complete with sleek panelling, a drencher head, and a glass screen with a flipper door. The room is finished with a tiled floor, a panelled ceiling, recessed lighting, and a uPVC double-glazed side window with in fit blinds.



DRESSING AREA

8'11" x 8'2" (2.74 x 2.49)

Open to the master bedroom with dual aspect uPVC double glazed windows with infit blinds and hand built in open wardrobes.



BEDROOM TWO

15'5" x 8'2" (4.72 x 2.49)

The second double bedroom has a uPVC double glazed window to the rear aspect with infit blinds, solid oak flooring, under floor heating, down lights to the ceiling, built in head board with side table and built in wardrobes with sliding doors. Pocket door leading to the en suite shower room.



EN SUITE SHOWER ROOM

This superb modern shower room features fitted furniture, including a floating vanity sink with pillar taps and a W.C. The space is enhanced by a walk-in shower with a drencher head and a sliding door. A panelled ceiling with recessed lighting completes the look, while a uPVC double-glazed rear window with infit blinds allows natural light to fill the room.



BEDROOM THREE

15'5" x 8'2" (4.72 x 2.49)

The third double bedroom again has a uPVC double glazed window to the rear aspect with infit blinds, solid oak flooring with under floor heating, built in bedhead with matching side table, wardrobes with sliding doors and down lights to the ceiling. Pocket door to the en suite shower room.



EN SUITE SHOWER ROOM

This modern shower room showcases stylish wall panelling and built-in furniture, including a floating vanity sink unit, W.C., and a walk-in shower with a drencher head and Roman sliding door. Additional features include a chrome heated towel rail, a panelled ceiling, and a uPVC double-glazed rear window with infit blinds



BEDROOM FOUR

12'4" x 8'2" (3.76 x 2.51)

The fourth double bedroom has a uPVC double glazed window to the front aspect with infit blinds, solid oak flooring with under floor heating, down lights to the ceiling, built in wardrobes with matching headboard and side tables. Pocket door leading to the en suite shower room.



EN SUITE SHOWER ROOM

This en suite features built-in furniture, including a floating vanity sink unit, W.C., and a quadrant-shaped shower cubicle. The space is enhanced by a panelled ceiling with recessed lighting and a uPVC double-glazed front window with infit blinds.



FAMILY BATHROOM

5'2" x 4'5" (1.60 x 1.37)

Having a freestanding bath with stand alone swivel tap, Marblex panelling to the walls, down lights to the ceiling, vinyl flooring and uPVC double glazed window to the side aspect with infit blinds.



SECOND FLOOR

SECOND FLOOR LANDING

continued return oak staircase with glass balustrade and Velux window.



FIFTH BEDROOM

13'5" x 10'4" (4.09 x 3.15)

The fifth double bedroom is in keeping with the rest, solid wood flooring with under floor heating, down lights and Velux window. Handy eaves storage and a further door leading to the L-shaped loft space.



OUTSIDE

GARDENS

Externally, the property occupies a desirable corner position, accessed through twin gates leading to a gravel driveway that leads to the garage and front door. The beautifully landscaped, low-maintenance gardens extend around the front and side of the house, with a stunning front garden featuring a colourful rockery filled with specimen plants and shrubs, a shaped artificial lawn, and sett paving with sleeper borders. The boundary is bordered by laurel hedging, while external lighting enhances security. At the rear, the private courtyard-style garden becomes an integral part of the property, accessible through bi-fold doors that open to a covered seating area. The composite decked patio spans the rear of the property, providing an ideal space for outdoor relaxation. The garden includes an artificial lawn for easy upkeep and is enclosed by a high wall with additional external lighting for added ambiance and security.



GARDENS



GARDENS



GARDENS



GARDENS



VIEW OF PROPERTY



REAR VIEW



AERIAL VIEW



AERIAL VIEW



GARAGE

The single garage has an electric roller door to the front with side courtesy door leading to the decked patio. Fitted with electric and lighting.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - E

EPC - C

TENURE - FREEHOLD

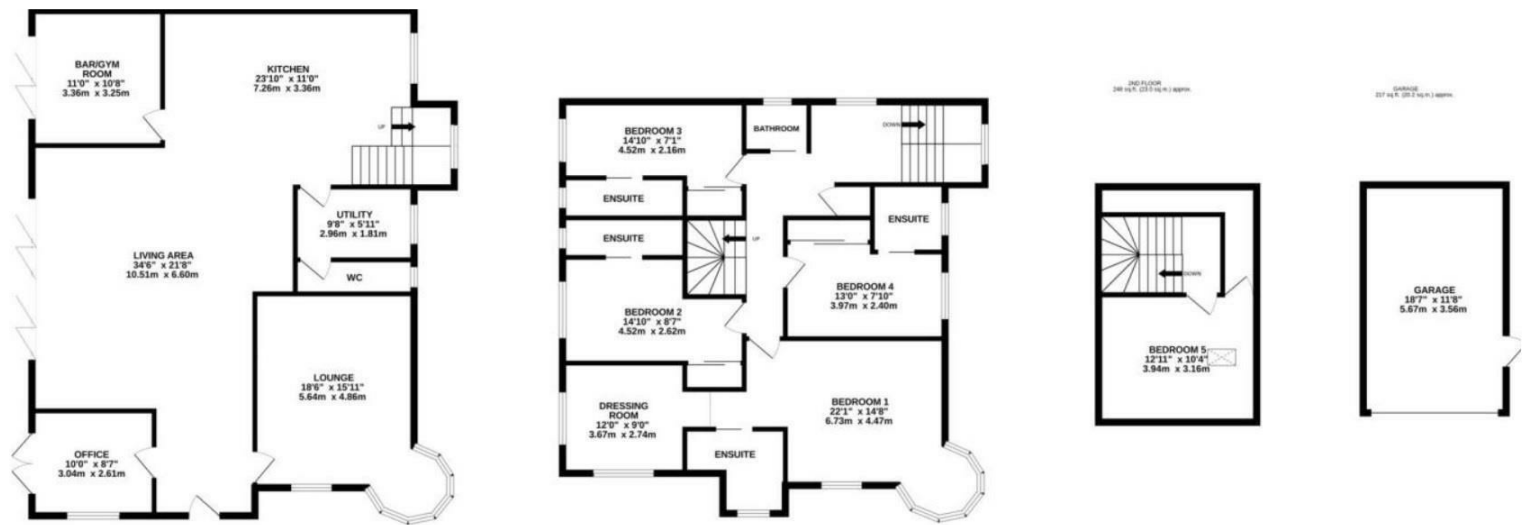
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

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



TOTAL FLOOR AREA : 2781 sq.ft. (258.3 sq.m.) approx.

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	82
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		

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.