



53 Queens Parade Cleethorpes DN35 0DQ

JoWalker

£450,000

E S T A T E A G E N T S

Exclusive Turn-Key Residence in Cleethorpes' Prestigious Golden Triangle

An exceptional opportunity to purchase this exclusive, modernised property located in the highly desirable Golden Triangle area of Cleethorpes. Finished to an outstanding standard throughout, this turn-key home is just a short stroll from the seafront, with easy access to restaurants, shops, bars, and highly regarded schools. Offering the perfect blend of coastal living and contemporary comfort, it's ideally suited to families or discerning buyers seeking luxury and location.

The property features gas central heating and uPVC double glazing. Upon entering, you are welcomed into a spacious reception hallway with a useful cloaks area. The highlight of the home is the stunning extended living kitchen and dining area, boasting floor-to-ceiling black casement windows and a striking island, perfect for both entertaining and everyday living. A separate utility room and guest cloakroom add convenience, while the formal lounge at the front provides a quiet and elegant space to unwind with its open fire. A return staircase leads to the first floor. Upstairs, there are four generous double bedrooms. The principle benefits from a sleek en-suite shower room, while the remaining bedrooms share a large, contemporary family bathroom. Outside, the rear garden has been beautifully landscaped with modern paved patios, a pergola and a tranquil water feature. To the front, the property offers off-road parking and a detached garage, completing this truly impressive home.

Viewing is highly recommended to fully appreciate the quality and lifestyle on offer.



Queens Parade in Cleethorpes stands as one of the town's most elegant and historically resonant boulevards, gracing the seafront with Victorian and Edwardian charm. Stretching between Ross Castle, the pier and the Kingsway it is characterized by handsome gable-fronted homes, ornate bay windows, and tree-lined pavements that overlook the Humber Estuary.

Historically, Queens Parade developed as Cleethorpes transformed from a modest fishing village into a thriving Victorian seaside resort. Cleethorpes' rise to popularity followed the arrival of the railway in 1863, when visitors from industrial towns rushed to enjoy bathing, fresh sea air, and leisure by the water. With the opening of the iconic Cleethorpes Pier in 1873 and the construction of the promenade shortly thereafter, a new era of coastal elegance took shape.

By the late 19th and early 20th centuries, Queens Parade had become a well-heeled residential street, lined with attractive semi detached and detached homes built around 1900–1930. This was the period when landmarks like Ross Castle folly and Sidney Park emerged, cementing the area's genteel character. The granting of Borough status in 1936 under King Edward VIII, celebrated as Charter Day, further affirmed Cleethorpes' status as a distinguished seaside town, and the significance of streets like Queens Parade grew accordingly.

Today, Queens Parade balances heritage and coastal lifestyle—several properties remain true to their original period features, and the street continues to enjoy close proximity to the pier, beach, gardens, and central promenade. It remains a sought-after address for those drawn by both architectural character and seaside living.







A comprehensive modernisation by the current owners has elevated this property to an exceptional standard. Behind its elegant period façade lies a home thoughtfully reimagined to blend contemporary comfort with timeless design. Every detail has been finished to a high specification—from beautifully restored coved ceilings and ornate cornicing to bespoke panelling and high skirting boards that add character throughout. The standout bespoke Traditional Joinery features a striking island with quartz worktops, complemented by bold Crittall-style black aluminium doors and windows.

The transformation also includes a cleverly designed utility room, modern cloakroom/WC, and a spacious walk-in cloaks cupboard—ideal for practical family living. Throughout, the home showcases custom-built storage, luxurious finishes, and a stunning staircase with ornate banisters, a carpet runner, and stair rods. Externally, the landscaped gardens, new roof, detached garage with electric roller door, and secure rear access combine functionality with flair.

This beautifully reimagined four-bedroom semi-detached home on prestigious Queens Parade seamlessly blends period character with bespoke modern living. Expertly extended and fully renovated, it stands as one of the most impressive properties of its kind currently on the market.



Entry to the property is through a high-quality composite side door with glazed top light, opening into a truly elegant hallway that sets the tone for the entire home. Period charm is immediately evident, with original high skirting boards, ornate coving, and beautifully preserved cornicing. A striking black-and-white Victorian-style tiled floor adds timeless style underfoot, further enhanced by a traditional-style radiator that provides a warm welcome. Straight ahead, a bespoke white-painted staircase rises gracefully, featuring a classic spindle balustrade, soft carpet runner, and brass stair rods. Practicality meets design with carefully crafted bespoke under-stairs storage, seamlessly integrated into the home's traditional styling. As the hallway extends, it offers further highlights such as a delightful window seat tucked beneath a sleek black Crittall-style window, and a walk-in cloaks cupboard offering convenient, concealed storage. A matching internal Crittall-style door opens into the magnificent open-plan kitchen and family living area—the true centrepiece of the home.

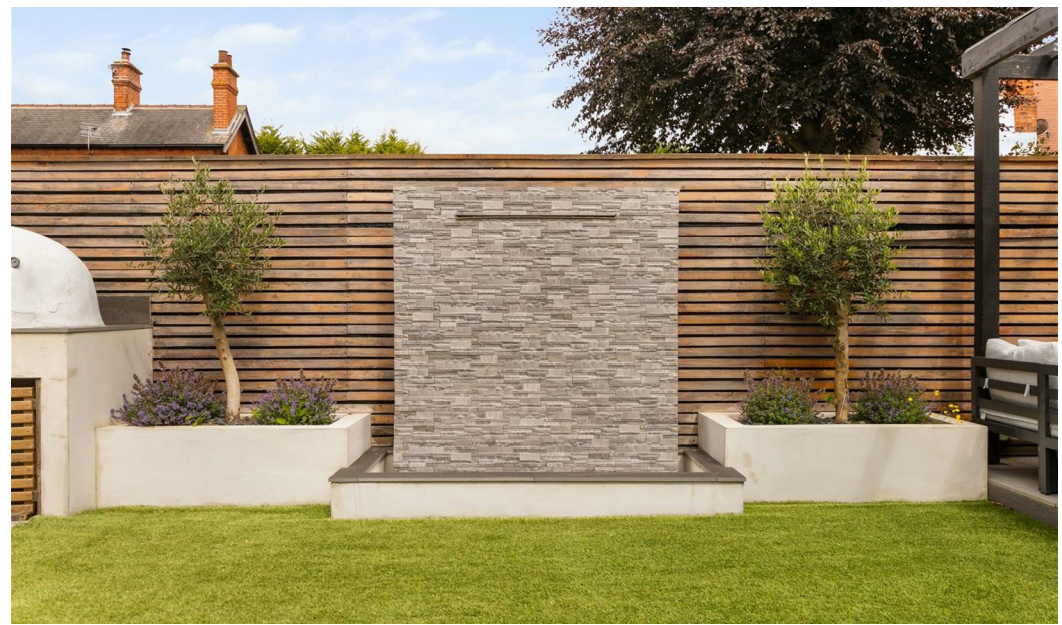
This expansive kitchen, dining, and living space has been thoughtfully extended and beautifully designed to combine luxury with functionality. The bespoke ink-blue kitchen features crisp quartz worktops, brushed gold fittings, and high-end integrated appliances, including twin Neff hide-and-slide ovens, warming drawers, a wine fridge, and a custom bar cupboard and further built in integrated appliances. A large central island offers drawer storage, a sleek induction hob, and a breakfast bar beneath statement pendant lighting. The space opens into a bright family and dining area with full-height Crittall-style bay windows and glazed doors to the garden. Wood-effect flooring with underfloor heating, elegant coving, and recessed lighting complete the sophisticated feel.

The utility room off the kitchen continues the home's cohesive style, with cream cabinetry, wood-effect worktops, a ceramic sink, and underfloor-heated tiled flooring. There's space for a fridge freezer, pantry, and washing machine. The cloakroom features a sleek two-piece suite, herringbone tiling, and recessed lighting.

The front lounge is a refined retreat with original coving, panelled walls, a bay window with plantation shutters, and a traditional fireplace with open fire. Soft neutral carpet adds warmth.







Upstairs, the galleried landing enhances the sense of space. The principal bedroom features a bay window, window seat, picture rails, and a stylish en-suite with walk-in shower and contemporary fittings.

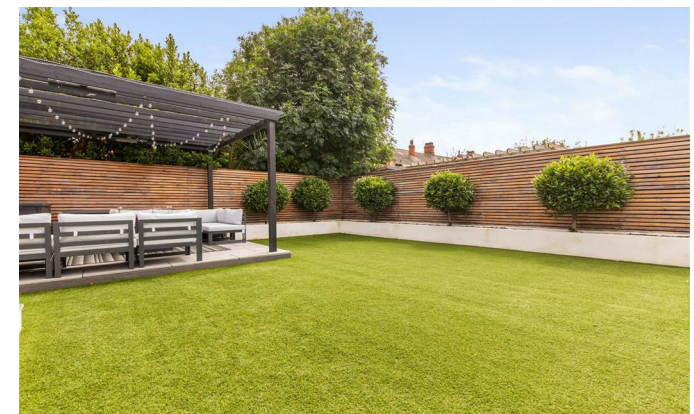
The second bedroom, used as a dressing room, includes fitted Haagsens wardrobes. The third overlooks the garden and includes built-in storage and plantation shutters. The fourth, currently a home office, offers a flexible layout with classic detailing.

The family bathroom brings a final touch of luxury, fitted with a timeless Burlington white suite including a large bath with rainfall shower and hand attachment, a pedestal basin, and low-flush WC. The space is completed with part-tiled walls, a coved ceiling, and a Victorian-style radiator with integrated towel rail. Two side-aspect uPVC windows with plantation shutters provide natural light while maintaining privacy.

This is a truly exceptional home in every sense—carefully reimagined and upgraded to the highest standard, with no compromise on quality or detail. It offers a harmonious blend of heritage character and contemporary luxury in a highly desirable coastal location.

The exterior of this magnificent home is every bit as impressive as the interior, offering a seamless blend of style, practicality, and outdoor luxury. To the front, a smartly presented open brick-paved driveway provides generous off-road parking for multiple vehicles, leading to a detached brick-built garage fitted with an electric roller door and secure rear access—ideal for storage, workshop use, or further vehicle protection. A secure side gate opens into the breathtaking rear garden, where outdoor living has been elevated to an art form. Designed with both relaxation and entertaining in mind, the fully landscaped, south-facing garden enjoys day-long sunshine and offers total privacy behind sleek, modern slatted fencing.

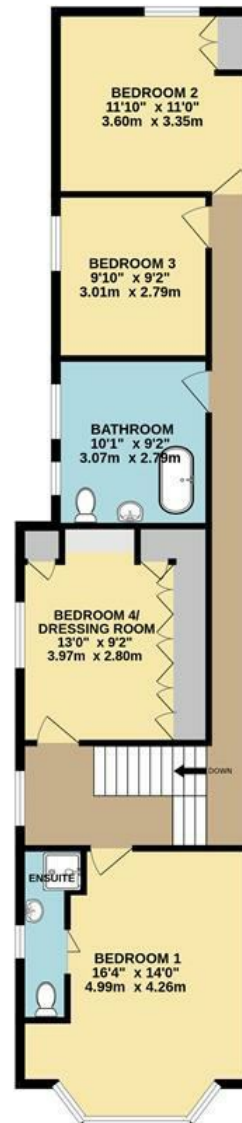
The carefully curated layout features raised, rendered flower beds planted with elegant bay trees that add structure and greenery year-round, while low-maintenance artificial lawn areas provide the perfect balance of form and function. Expansive porcelain-tiled patios and pathways connect the garden's distinct zones, all thoughtfully lit with stylish outdoor lighting for evening ambience. A bespoke rear entertaining area awaits beneath a contemporary pergola, complete with integrated lighting and overhead heaters—creating the perfect space for al fresco dining or late-night drinks. This impressive outdoor hub is further enhanced by a built-in pizza oven, dedicated barbecue area, and a tranquil water feature, making it not just a garden, but an outdoor lifestyle experience designed for luxury and leisure. The detached garage has dual aspect doors to drive through to the rear courtyard area.



GROUND FLOOR
902 sq.ft. (83.8 sq.m.) approx.

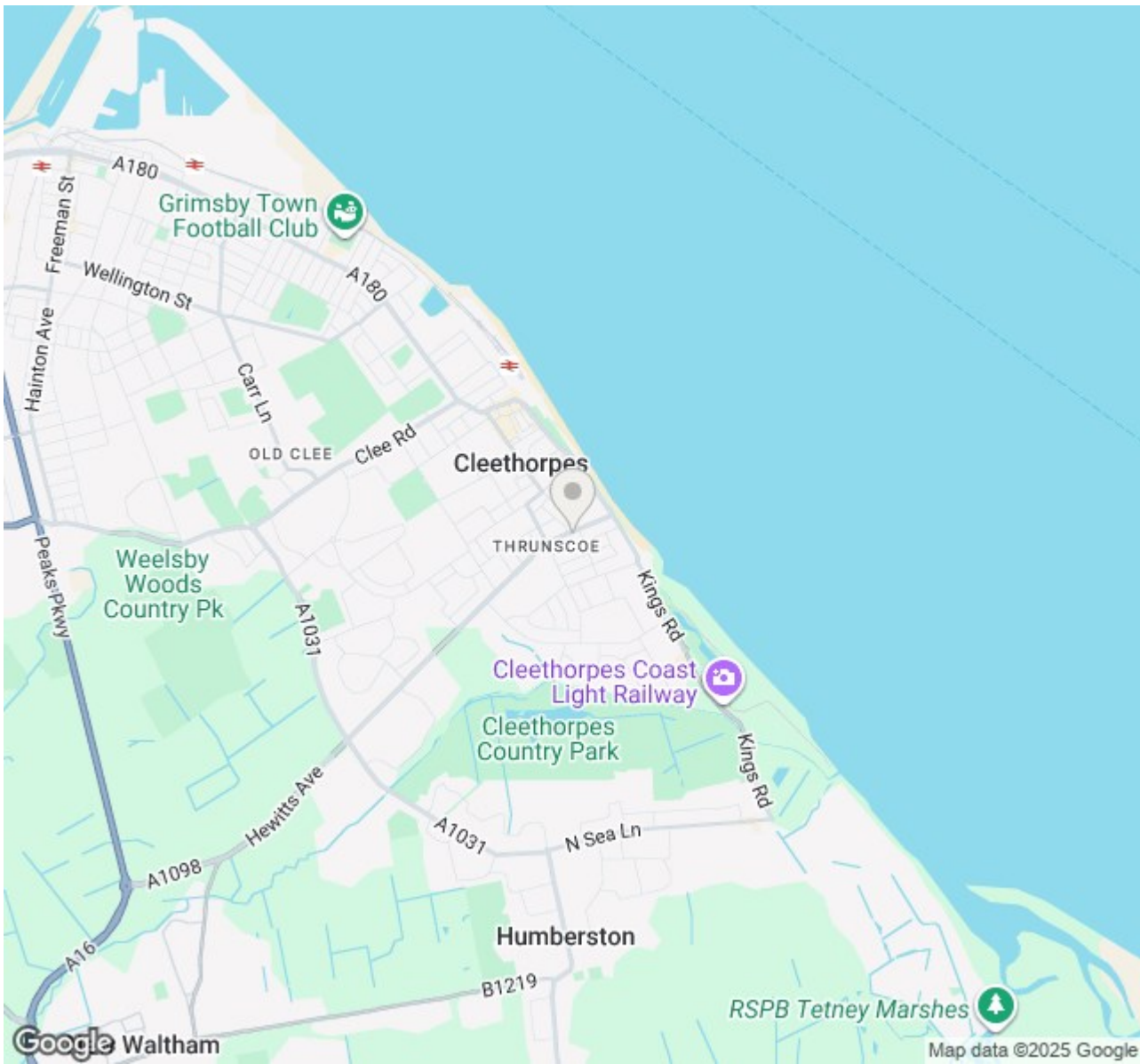


1ST FLOOR
852 sq.ft. (79.1 sq.m.) approx.



TOTAL FLOOR AREA : 1754 sq.ft. (162.9 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		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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