



## 2 The Curve Welholme Avenue Grimsby, North East Lincolnshire DN32 0BE

### A Rare Opportunity – Elegant Victorian Villa

Villa 2 is a beautifully refurbished semi-detached home set within an exclusive gated development, just a short walk from Peoples Park and the town centre. Steeped in Victorian history and once known locally as Claremont Villa, this stunning residence has been thoughtfully modernised since 2020 while retaining its original charm, including high ceilings, deep sash bay windows, wood flooring and French doors. The heart of the home is the stylish open-plan kitchen with centre island and integrated appliances, flowing into a bright living space with log-burning stove and French doors leading to a private sun terrace. Upstairs, two generous double bedrooms each enjoy en-suite facilities, complemented by a striking vaulted hallway, bespoke bookcase with sliding ladder, and lantern roof flooding the landing with natural light. Set within landscaped communal gardens, the property also benefits from allocated parking with EV charging point and secure gated access. A truly unique home offering elegance, character and modern comfort – early viewing is highly recommended.

**£300,000**

- ELEGANT VICTORIAN VILLA IN GATED DEVELOPMENT
- WALKING DISTANCE TO PEOPLES PARK & TOWN CENTRE
- FULLY REFURBISHED SINCE 2020
- ORIGINAL FEATURES WITH MODERN UPDATES
- OPEN-PLAN KITCHEN WITH ISLAND & APPLIANCES
- BRIGHT LIVING ROOM WITH LOG BURNER & TERRACE
- TWO DOUBLE BEDROOMS WITH EN-SUITES
- VAULTED HALLWAY WITH LANTERN ROOF & BOOKCASE
- LANDSCAPED COMMUNAL GARDENS
- ALLOCATED PARKING WITH EV CHARGING EPC C



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

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### ENTRANCE

Accessed via a composite door with floor to ceiling light window leading to the reception hallway.



### RECEPTION HALLWAY

14'4" x 5'8" (4.37 x 1.75)

The split level reception hallway provides a welcoming entrance with vaulted ceiling allowing ample natural light. Amtico tiled effect flooring leads to the wooden steps up. Ample coat storage space and a large handy storage cupboard. The second level has solid wood flooring with a white open spindle balustrade and carpeted stairs leading to the first gallery landing. Stair lift fitted (Optional to keep or remove). Down lights to the ceiling and radiator fitted.



### UTILITY ROOM

6'5" x 6'5" (1.96 x 1.96)

The handy utility area has space for an automatic washing machine with worksurface above, wall mounted boiler, continued Amtico tiled effect flooring and down lights to the ceiling.



### CLOAKROOM

5'8" x 2'8" (1.73 x 0.83)

Benefitting from a white two piece suite comprising of; Low flush wc and wall mounted hand wash basin. Finished with full tiling to the walls and floor, down lights to the ceiling and radiator.



## LIVING KITCHEN DINER

23'5" into bay x 19'9" (7.16 into bay x 6.02)

This breath-taking kitchen blends modern elegance with practical family living. The sleek charcoal-grey modular cabinetry is beautifully complemented by luxurious white quartz work surfaces and matching upstands, creating a sophisticated backdrop for both everyday cooking and entertaining. At its heart, a striking peninsula island offers additional workspace, an inset composite sink and drainer, and an integrated dishwasher, while also doubling as a stylish breakfast bar – perfect for casual dining. Cooking enthusiasts will love the Neff induction hob with overhead extractor, as well as the eye-level electric fan-assisted oven. Everyday convenience continues with an integrated fridge freezer and ample bespoke storage throughout. The sense of space is enhanced by high ceilings, a stunning walk-in double-glazed sash bay window, and the warmth of solid wood flooring underfoot. This generous room flows seamlessly into the living space, where an open chimney breast with a log-burning stove creates a cosy focal point. There's also ample room for a family dining table and relaxed seating area, making it the true heart of the home.

## LOG BURNER



## LIVING KITCHEN DINER

## LIVING KITCHEN DINER



## LIVING KITCHEN DINER



LIVING KITCHEN DINER



LIVING KITCHEN DINER



LIVING KITCHEN DINER



LIVING ROOM  
20'4" into bay x 15'10" (6.22 into bay x 4.83)



## LIVING ROOM



## LIVING ROOM



## LIVING ROOM



## LIVING ROOM

### HALF LANDING

The half landing has continued carpeted flooring with open white spindle balustrade further stair lift leading to the bedrooms and first floor landing (Stair lift optional). Gallery window, down lights to the ceiling and radiator. Currently being used as a library/study space with an impressive bespoke full height bookcase with sliding ladder.



HALF LANDING



HALF LANDING



FIRST FLOOR

FIRST FLOOR LANDING

Continued carpeted flooring, white open spindle balustrade, radiator and feature lantern roof providing further natural light, down lights and loft access to the ceiling. The loft has a pull down ladder and lighting. This large open space is presently being used as a further office space.



FIRST FLOOR LANDING



## MASTER BEDROOM

20'4" into bay x 15'7" (6.22 into bay x 4.75)

The elegant master bedroom has a feature walk in sash windowed bay, high ceilings with feature pendant lighting, downlighting in the bay window, carpeted floor and radiator. Alcove dressing area and door leading to the en suite shower room.



## MASTER BEDROOM



## MASTER BEDROOM



## MASTER BEDROOM



### EN SUITE SHOWER ROOM

10'2" x 5'8" (3.10 x 1.75)

The modern en suite shower room benefits from a white four piece suite comprising of; Walk in rainfall shower with separate hand shower and glazed screen, low flush wc with hidden cistern and his and hers floating vanity basin with handy storage drawers. Finished with tiling to the walls and floor, feature mirror, heated towel rail, down lights and a large double glazed sash window.



### BEDROOM TWO

16'4" x 10'9" extending to 20'8" into door recess. (5.00 x 3.28 extending to 6.32 into door recess.)

The second double bedroom has three feature arched double glazed sash windows, high ceilings, carpeted flooring, radiator and an alcove shelving.



### BEDROOM TWO



### EN SUITE BATHROOM

The en suite bathroom benefits from a white three piece suite comprising of Bath with rainfall shower over and glazed screen, vanity hand wash basin with storage and low flush wc with hidden cistern. Finished with full tiling to the walls and floor, down lights to the ceiling



### OUTSIDE

### THE GARDEN

The property has a south facing court yard with modern fencing to the boundaries and is mainly paved with Indian sandstone and has mature cottage planting to all borders. A truly quaint yard ideal for entertaining or afternoon tea in the sun.



### THE GARDEN



### THE GARDEN



### SIDE VIEW



## ENTRANCE



## COMMUNAL GARDENS



## COMMUNAL GARDENS



## THE GYM

Fully equipped modern gym.



## GROUNDS

Set within this exclusive modern development known as The Curve lying just off Welholme Avenue, the property stands within lovely and colourful communal gardens. The development is accessed via electric sensor gates for additional security. Surrounding the villa is a lovely planter wall with colourful specimen plants and shrubs and there is low hedging to the sides and a slate gravel bed to the front. The property benefits from an allocated parking space, with electric car charging point, a bin storage area and additional guest parking to the front.

## MANAGEMENT COMPANY

There is a service charge per annum to cover the maintenance of communal areas and gym.

**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 - D

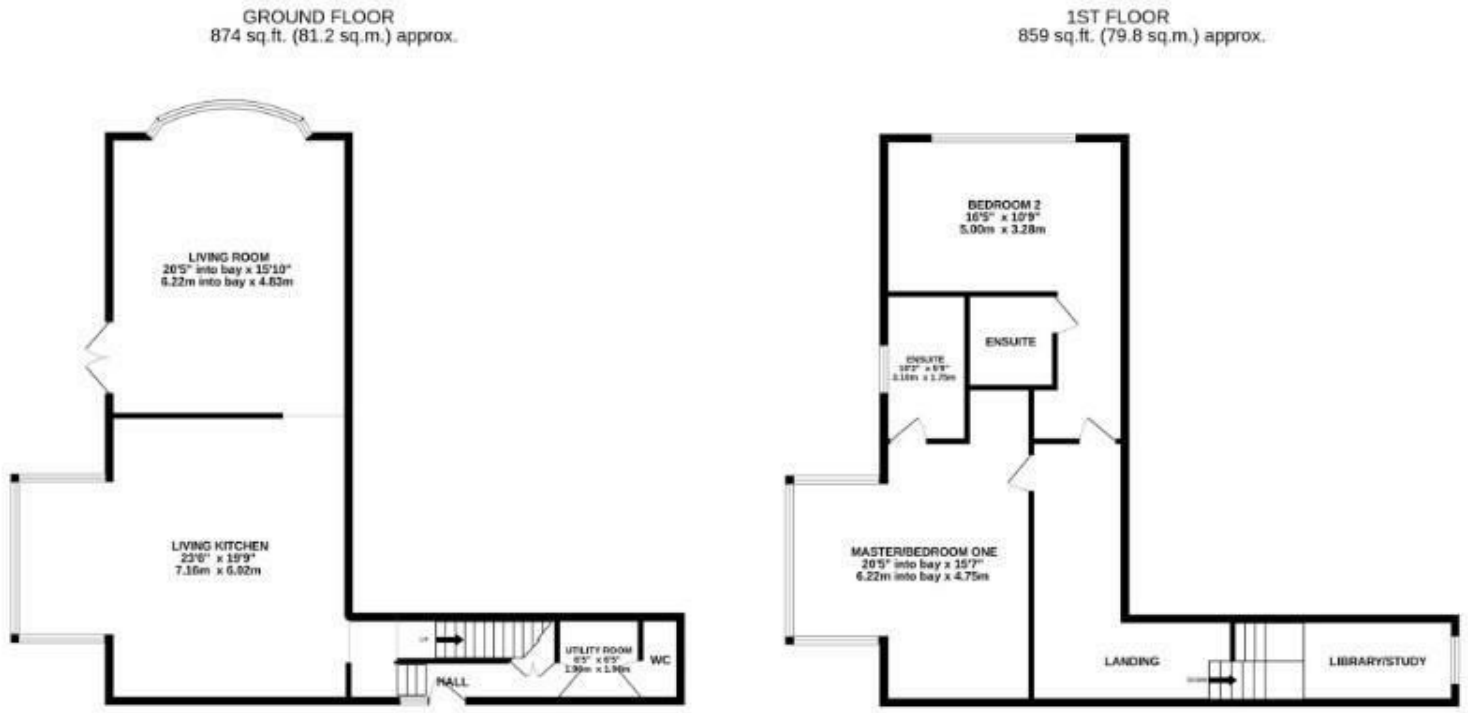
EPC - C

**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 : 1733 sq.ft. (161.0 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                     |         |           |
|                                                                 | 76      | 83        |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.