



12 Hardys Road Cleethorpes, North East Lincolnshire DN35 0DH

Welcome to the epitome of family living! Nestled in the desirable Hardy's Road, this beautiful DETACHED FOUR BEDROOM home offers more than just a residence – it's an experience. Boasting a superb location near Cleethorpes seafront, with its charming cafes, bars and amenities, this residence ensures convenience and leisure at your doorstep. The spacious and welcoming reception hall sets the tone, leading to a hub of family life in the form of a living dining kitchen, with 4 double bedrooms, including one on the ground floor near a convenient placed shower room. This home accommodates modern family needs, even catering for assisted living, a family bathroom, a superb formal lounge, laundry room, garage and ample off-road parking complements the thoughtful design. Gas central heating system. Double glazing. Security alarm. Don't miss the excellent sized private westerly-facing rear garden overlooking Haverstoe Park. A viewing is highly recommended to truly appreciate the allure of this exceptional family home.

£510,000

- STUNNING FAMILY HOME
- WALKING DISTANCE OF THE BEACH
- IMMACULATELY PRESENTED THROUGHOUT
- CONTEMPORARY STYLED ACCOMMODATION
- LOUNGE
- LARGE LIVING DINING KITCHEN
- LAUNDRY ROOM
- GROUND FLOOR BEDROOM AND SHOWER ROOM
- THREE FIRST FLOOR BEDROOMS & BATHROOM
- WEST FACING REAR GARDEN



ACCOMMODATION

MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

ENTRANCE HALL

This impressive entrance hall is approached via a composite door having double glazed side lights, LVT flooring, vertical grey radiator and decorative coving to ceiling. The white spelled staircase with oak new posts leads up to the first floor landing which has white painted decorative panelling to dado height. Useful cloaks cupboard.



BEDROOM 4/SITTING ROOM(FRONT)

12'4" x 11'8" (3.76 x 3.56)

Ideal for a dependant relative this fourth double bedroom has a double glazed bow window fitted with plantation shutters, radiator, coving to ceiling and a bank of useful floor to ceiling wardrobes having sliding doors to the front.



BEDROOM 4

Additional photo



SHOWER ROOM/WC

7'2" x 5'8" (2.20 x 1.75)

Fully tiled walls and floor this shower room is fitted with a large pedestal wash hand basin, a low flush wc and a corner shower cubicle having sliding doors to the front. Double glazed window. Oak open fitted storage cupboard having a large wall mounted mirror above.



LOUNGE (FRONT)

22'6" x 12'4" (6.86 x 3.78)

This excellent sized through lounge is accessed via double doors which has a double glazed bow window to the front elevation fitted with plantation shutters plus double glazed french doors to the rear elevation, coving to ceiling and radiator. The focal point of this room is the white painted fire surround inset with a living flame gas fire set within a decorate grate and a black marble effect hearth. Four wall light points.



LOUNGE

Additional photo



LIVING DINING KITCHEN

23'6" x 28'4" narrowing to 18'1" (7.17 x 8.66 narrowing to 5.52)

This fabulous living dining kitchen is a must every modern family which has double glazed bi folding doors fitted with plantation shutters and opens onto the west facing rear garden plus a large lantern double glazed roof which floods additional lighting during daylight hours. In additional there are two smaller double glazed windows to the side elevation plus double glazed French doors to the dining area. The whole area is fitted with stylish Amtico flooring, coving to ceiling and contemporary grey vertical radiators plus a traditional radiator to the dining area. Inset spot lights to ceiling plus three pendant lights above the island unit. The superbly fitted kitchen has an abundance of modern dark grey base and wall units incorporating twin Neff ovens, an induction hob having an extractor above. This area is fitted with beach block effect work surfaces with matching up stands. The large island unit has complimentary Black & Mussell coloured units including an integrated dishwasher and has a Silestone solid quartz work top which extends to form a useful breakfast bar area and is inset with a stainless steel sink. The focal point of this room is the exposed brick wall papered wall. Fire door leads into the attached garage and laundry room.



LIVING DINING KITCHEN

Additional photo



LIVING DINING KITCHEN

Additional photo



KITCHEN AREA PHOTO



DINING AREA PHOTO



SITTING AREA PHOTO



LAUNDRY ROOM

14'4" x 7'10" (4.37 x 2.40)

Again fitted with dark grey base units together with a matching floor to ceiling double cupboards ideal for the storage of iron boards etc. The beech block styled work surfaces are inset with a white ceramic sink unit, integrated fridge and further space for washing machine and tumble dryer below.



FIRST FLOOR

LANDING

With half panelled walls continues throughout the landing which has a double glazed window to the front elevation and radiator.



BEDROOM 1 (REAR)

14'9" x 12'7" (4.52 x 3.86)

This dual aspect master bedroom has double glazed windows to the front and rear elevations fitted with plantation shutters, radiator and access to roof space storage. Included in the sale is a bank of grey fitted wardrobes and a matching dressing table unit.



BEDROOM 1

Additional photo



BEDROOM 2 (REAR)

17'1" x 9'8" (5.23 x 2.96)

Two double glazed windows to the rear elevation with views over the rear garden and Haverstoe Park beyond both fitted with Roman blinds, radiator and coving to ceiling. Fitted storage cupboard housing the Baxi gas fired boiler.



BEDROOM 2

Additional photo



BEDROOM 3

12'3" x 10'8" (3.74 x 3.26)

Again fitted with a bank of wardrobes having sliding doors to the front, radiator a double glazed window to the front elevation fitted with plantation shutters.



VIEW FROM THE WINDOW



FAMILY BATHROOM/WC

6'8" x 6'6" (2.04 x 2)

Fitted with a suite in white comprising a free standing oval bath, a pedestal wash hand basin and a low flush wc. The walls and floor are tiled in a contrasting ceramic tile. Double glazed window. Radiator.



OUTSIDE



THE GARDENS

The property stands on a good sized plot with the fore garden being set behind a white rendered wall inset with decorative wrought iron insets and is approached via two high wrought iron gates onto an extensively block paved area which provides excellent off road parking. This garden has a planted laurel hedge and a deep raised pebbled border inset with ornamental trees. The excellent sized WEST FACING rear garden is mainly lawned and contains a paved WEST facing area ideal for alfresco dining together with a matching patio situated close to the property. Timber garden shed.



THE GARDENS

Additional photo



ALFRESCO PATIO AREA



ATTACHED GARAGE

15'11" x 11'6" (4.86 x 3.53)

Up and over door to the front plus a personal door also to the front. Light and power. Perspex roof.

STORE

8'4" x 5'11" (2.56 x 1.81)

Situated at the rear of the garage.

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 D

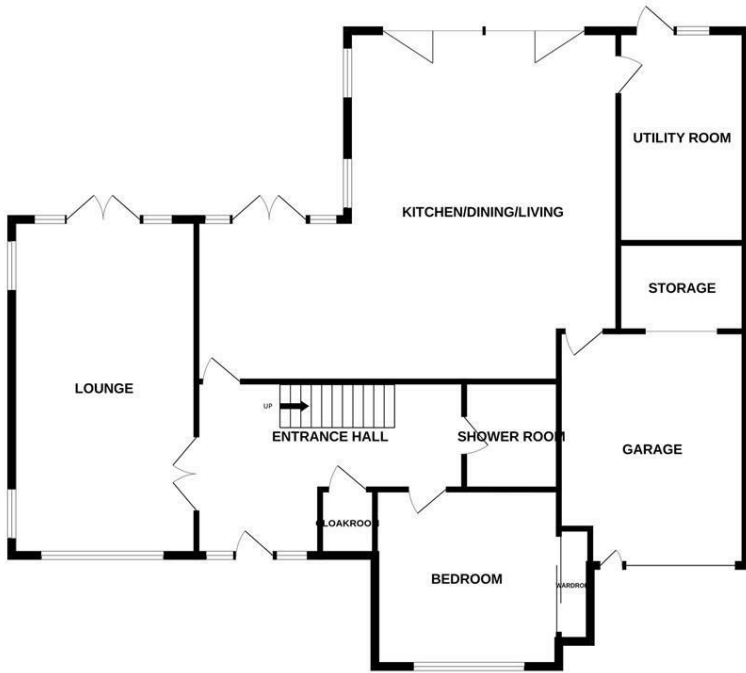
VIEWING ARRANGEMENTS

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

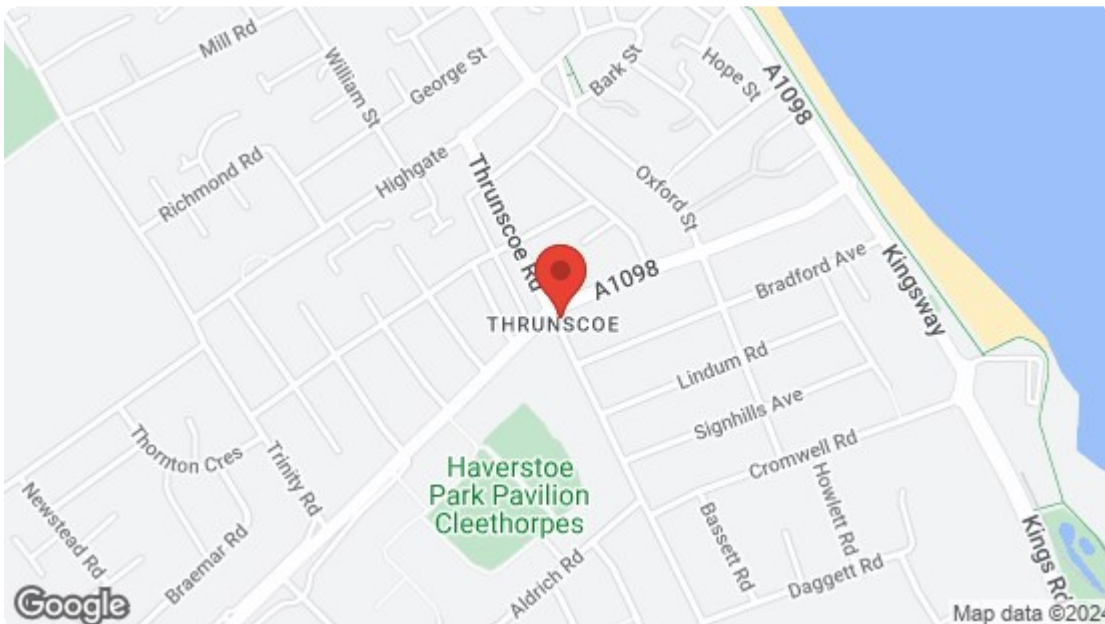
GROUND FLOOR



1ST FLOOR



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		69	81
(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 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.