

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

Registered Office: 15 SEAVIEW STREET, CLEETHORPES, NORTH EAST LINCOLNSHIRE, DN35 8EU

Telephone: (01472) 691455 / 698698

Email: info@bmhestateagents.co.uk

To view our Properties on the Internet:

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PROPERTY FOR SALE

4 REDWOOD DRIVE, CLEETHORPES

PURCHASE PRICE £275,000 FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

C

PURCHASE PRICE

£275,000

TENURE

We understand the property to be Freehold and this is to be confirmed by the solicitors



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4 REDWOOD DRIVE, CLEETHORPES

Bettles, Miles and Holland are delighted to offer for sale this beautifully presented four bedroom semi-detached house located close to the local amenities and well regarded schools in the area. It is also close to the Sea Front and all that it has to offer. The property comprises of a welcoming entrance hall with a WC off, a superb modern and airy living room. Then through to the fabulous modern kitchen/diner with integrated appliances, a conservatory and a utility room with a door to the integral garage. To the first floor is the master bedroom with a beautiful ensuite, two further double bedrooms, a single bedroom and a family bathroom. The property benefits from u.PVC double glazing, gas central heating, well maintained front and rear gardens, a block-paved drive for off road parking.

ENTRANCE HALL

Through a u.PVC double glazed door with side panel into the hall with stairs to the first floor accommodation. There is a central heating radiator, a light and coving to the ceiling.



WC

5'8 x 2'9 (1.73m x 0.84m)

With a white toilet, a wall mounted sink with a chrome tap, a central heating radiator, vinyl to the floor and a light to the ceiling.

LIVING ROOM

15'9 x 12'0 (4.80m x 3.66m)

A superb modern size living room with a u.PVC bay window to the front of the property. There are full length low sided units housing a living flame electric remote control fire. A set of double doors through to the kitchen/diner complete the lounge creating a wonderful open living space. Plenty of electric sockets with USB provision, coving to the ceiling with central light.



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KITCHEN/DINER

29'2 x 9'11 (8.89m x 3.02m)

This superb kitchen/diner comprises of a considerable amount of dark grey wall and base units comprising of an additional larder style cupboard, with contrasting work surfaces incorporating a white 1 ½ dual sink with chrome mixer tap. An integrated electric Neff double oven, an induction black hob with tiled splash back, matching extractor fan above, an integrated dishwasher and fridge freezer. The central heating Ideal boiler is housed within a cupboard, u.PVC double glazed windows over the sink area with a perfect view of the garden, a set of patio upvc double glazed doors leading to the garden. There are two modern radiators, vinyl wood effect flooring, spot lights throughout with coving. A breakfast bar area completes this wonderful open plan space with two dark glass drop lights perfect for entertaining. There is also a set of double doors leading to the conservatory.



KITCHEN/DINER



4 REDWOOD DRIVE, CLEETHORPES

KITCHEN/DINER



CONSERVATORY

11'1 x 9'9 (3.38m x 2.97m)

With hardwood and glazed windows to three sides, hardwood double doors, a central heating radiator, laminate to the floor and wall lights.



UTILITY ROOM

8'7 x 4'4 (2.62m x 1.32m)

The utility room with a range of pale grey wall and base units with contrasting work surfaces. Plumbing for a washing machine and space for a fridge/freezer, vinyl to the floor, a light to the ceiling and there is a door to the garage.

LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off. There is a wall light, loft access and coving to the ceiling.

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BATHROOM

7'10 x 7'8 (2.39m x 2.34m)

With a white suite comprising of a P-Shaped bath with a chrome mixer shower tap and a curved glass shower screen, a toilet and a sink set in a vanity unit with a chrome mixer tap. There is PVC boarding to the walls, a u.PVC double glazed window, a central heating radiator, vinyl to the floor and a light to the ceiling.



BEDROOM 1

18'5 x 9'1 (5.61m x 2.77m)

This fabulous master bedroom with a u.PVC double glazed window to the front, a central heating radiator and a light to the ceiling. Opening to the ensuite



4 REDWOOD DRIVE, CLEETHORPES

BEDROOM 1



ENSUITE

4'11 x 9'1 (1.50m x 2.77m)

With splendid light grey base units housing a Belfast style white sink with chrome mixer tap, a white toilet with push button flush completes these units. Fully tiled walk in shower with full length glass shower screen, modern central heating radiator, vinyl flooring, spot lights, extractor light and coving to the ceiling plus a u.PVC double glazed window.



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BEDROOM 2

13'9 x 11'0 (4.19m x 3.35m)

Another double bedroom to the front of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



BEDROOM 3

12'0 x 10'11 (3.66m x 3.33m)

The third double bedroom to the back of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



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BEDROOM 4

9'6 x 7'8 (2.90m x 2.34m)

This bedroom is to the front of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



GARAGE

The integral garage with an electric door and there is light and power within.

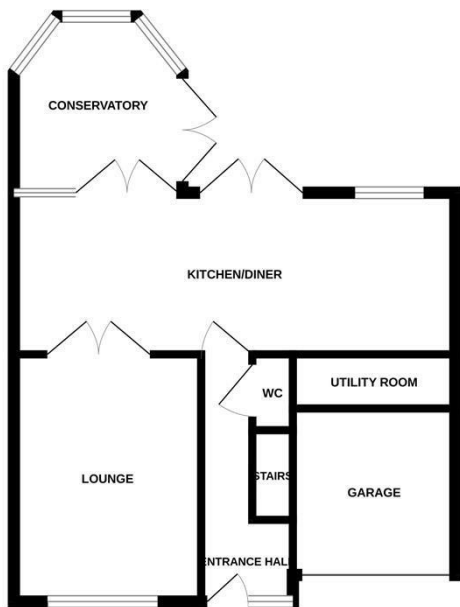
OUTSIDE

The front garden has a walled and fenced boundary and is laid to lawn with established borders, there is a decorative stoned area and a block-paved drive for off road parking.

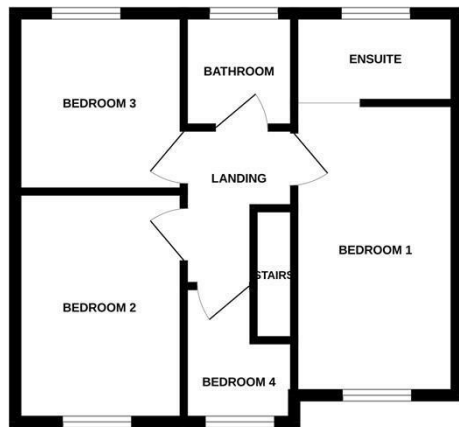
The rear garden has a fenced boundary and is mainly laid to lawn with borders and there is a crazy-paved pathway around the garden and a patio area ideal for enjoying these long summer days and nights.



GROUND FLOOR




1ST FLOOR




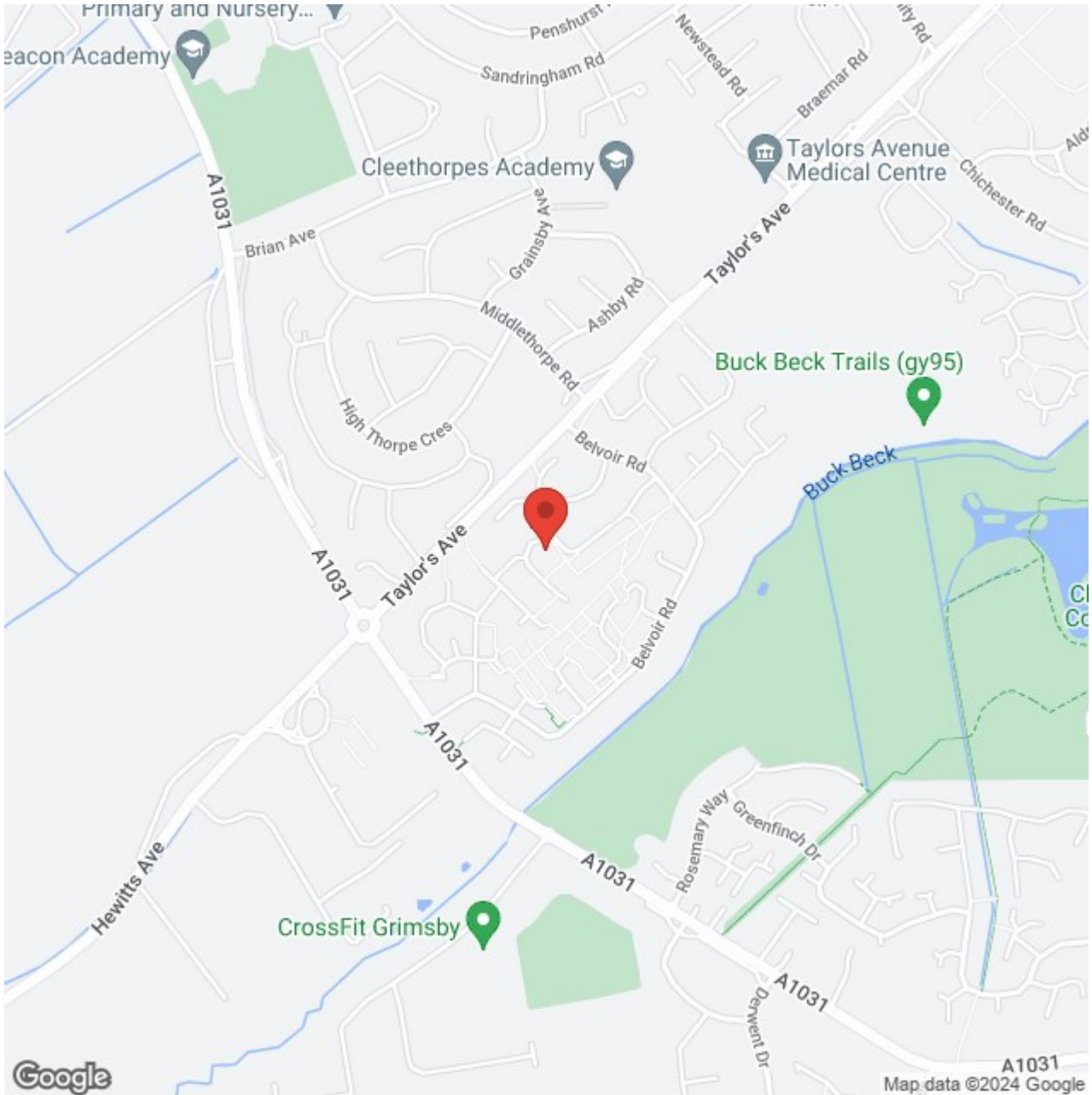
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		
(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 (CO₂) 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	



ADDITIONAL NOTES

FREE VALUATIONS:

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

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WE CAN OFFER INDEPENDENT MORTGAGE ADVICE

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home.

Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

Bettles, Miles and Holland Estate Agents is an introducer to JDW Associates, which is an appointed representative of Lakeside Wealth Management Limited, which is authorised and regulated by the Financial Conduct Authority 458204.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

They normally charge a fee for mortgage advice. The amount will depend on your circumstances. A typical fee would be £99 payable upon application and further £300 payable on production of offer.

(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)

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*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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