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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



18 The Curve Welholme Avenue
Grimsby
DN32 0BE

£269,500

Crofts Estate Agents are delighted to present Plot 18 of "The Curve" a stunning and innovative new development located in this highly regarded leafy position within Grimsby, found on Welholme Avenue. Built to an exceptional standard. This exciting new development comprises of 20 new build houses, which as the name suggests, are built in a curve with contemporary lifestyle living at the forefront of the design. Internal viewings are essential in order for potential clients to fully appreciate the quality and lifestyle on offer within these fantastic homes. The Curve is a private and secure gated community, with a real emphasis from the developers on biodiversity. The Curve provides its residents with allocated parking spaces, a wildlife corner and an allotment. Plot 18 offers flexible and contemporary living accommodation set over three floors, comprised of entrance hallway and downstairs WC, the stunning fitted

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Entrance Hallway

You enter the property through a grey aluminum entrance door with adjoining double glazed window. Central heating radiator. Wooden flooring. Door leading to the cloakroom and double doors to the open plan kitchen/dining/living space.

Cloakroom

4' 5" x 5' 1" (1.356m x 1.554m) maximums

The cloakroom has an opaque window to the front elevation, and is pleasantly presented in a neutral décor. Gas central heating radiator Tiled flooring along with a feature tiled wall with concealed opening providing access to the electricity fuse board. Modern suite comprising of a wall mounted wash hand basin and a concealed cistern w.c. Down lighting to the ceiling.

Kitchen/Diner/Living Area

27' 4" x 17' 7" (8.319m x 5.361m) maximums

A lovely sized open plan living kitchen area which enjoys neutral décor and has tri fold patio doors to the rear elevation allowing for ample natural light to brighten this space and also providing access to the well proportioned rear garden. Firstly after stepping in from the hallway you find the kitchen dining area. Superb fitted kitchen offering an excellent array of fitted wall and base units with matching island all complemented with a granite work surfacing. Inset to the island there is a one and a half sink and drainer along with integrated Indesit dishwasher. Further integrated appliances

include a fridge freezer and built in Neff oven and four ring electric induction hob with extractor over. Space to accommodate a small dining area. The kitchen area then opens into the large living space with ample space. Understairs storage cupboard. Gas central heating radiator. Down lighting to the ceiling. Wooden flooring.

First Floor Landing

The first floor landing has a carpeted floor and provides access to the second floor.

Bedroom One

17' 0" x 11' 10" (5.19m x 3.6m)

Neutrally decorated and having two double glazed windows to the rear elevation. Gas central heating radiator. Access to the ensuite. The bedroom then opens through to the dressing area.

Dressing Area

5' 7" x 8' 11" (1.713m x 2.712m) maximums

Having central heating radiator and a double glazed window to the side elevation.

Ensuite

11' 0" x 5' 8" (3.347m x 1.723m) maximums

A lovely modern ensuite with walk in shower with rainfall and hand shower attachments, two matching wall vanity ash hand basins

and finally a concealed cistern w.c. Double glazed window to the rear elevation. Tiled flooring. Partial tiling to the walls.

Utility

4' 11" x 6' 11" (1.500m x 2.097m) maximums

The utility room has work surfacing with ample electrical sockets and has space and plumbing below for a washing machine along with space for a tumble dryer. Fitted extractor fan.

Bedroom Two

11' 1" x 13' 0" (3.38m x 3.96m)

Offering two double glazed windows to the front elevation. Gas central heating radiator.

Second Floor Landing

Down lighting to the ceiling and providing access to the two remaining bedrooms and family bathroom.

Bedroom Three

8' 2" x 12' 10" (2.5m x 3.92m)

Neutrally decorated and offering double glazed window to the front elevation. Gas central heating radiator.

Ensuite

5' 5" x 6' 8" (1.64m x 2.04m)

The ensuite is equipped with a concealed cistern w.c, vanity wall mounted wash hand basin and finally a walk in shower with rain fall shower head. Splashback tiling. Tiled flooring. Chrome effect gas central heating towel radiator.

Family Bathroom

5' 7" x 6' 8" (1.7m x 2.02m)

A lovely family bathroom fitted with a panelled bath with rainfall shower head over, concealed cistern w.c and a wall mounted vanity wash hand basin. Tiled splashback. Tiled flooring. Chrome effect gas central heating towel radiator.

Bedroom Four

8' 10" x 10' 2" (2.68m x 3.1m)

The final of the four good sized bedrooms has a double glazed window to the front elevation. Gas central heating radiator. Walk in storage cupboard which also houses the gas boiler.

Front Garden

The open plan front garden has a block paved driveway complemented with a slate bed flower bed with recently planted shrubs. An electric car charger port is located along the side aspect of the property creating a future prove home. Pathway leading down to the gated rear garden.

Rear Garden

A well proportioned rear garden which has a paved patio and lawned area. Mature trees create a pleasant focal point.



Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band F: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

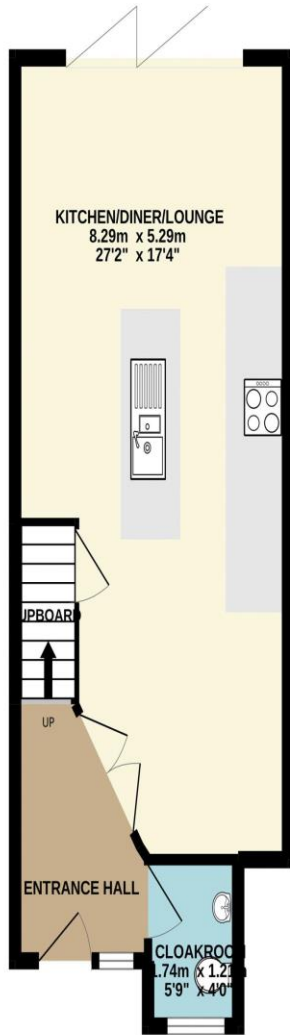




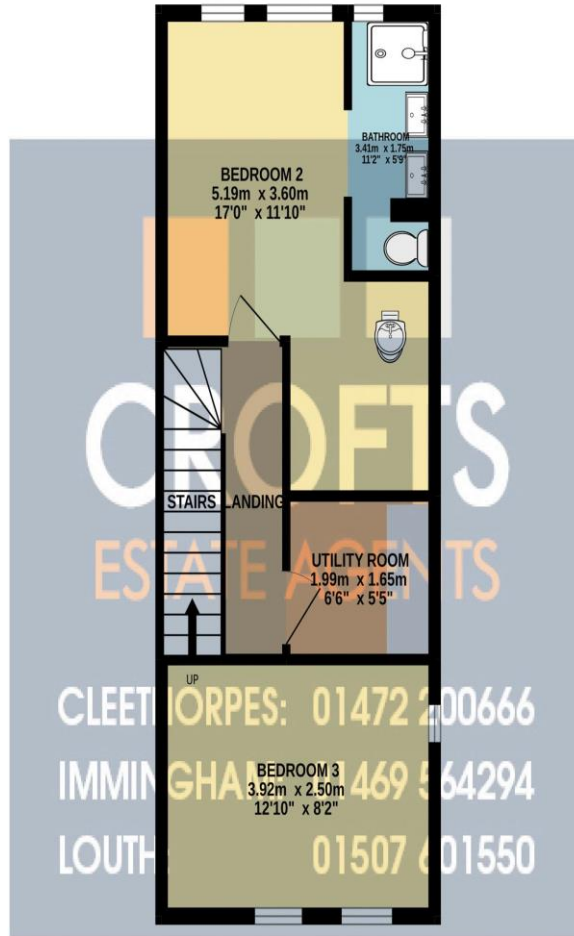
OPEN 7 DAYS A WEEK

Monday to Thursday 9am to 5.30pm (Tuesday opening 9.30am)
Friday 9am to 6.00pm
Saturday 9am to 3.00pm
Sunday 11am to 2.00pm (Louth & Immingham closed)

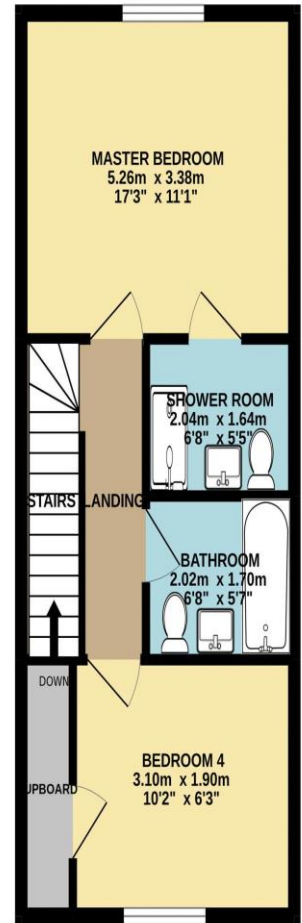
GROUND FLOOR
37.2 sq.m. (400 sq.ft.) approx.



1ST FLOOR
36.9 sq.m. (397 sq.ft.) approx.



2ND FLOOR
37.0 sq.m. (399 sq.ft.) approx.



TOTAL FLOOR AREA : 111.1 sq.m. (1196 sq.ft.) 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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