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Park Drive, Grimsby

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When it comes to
property it must be



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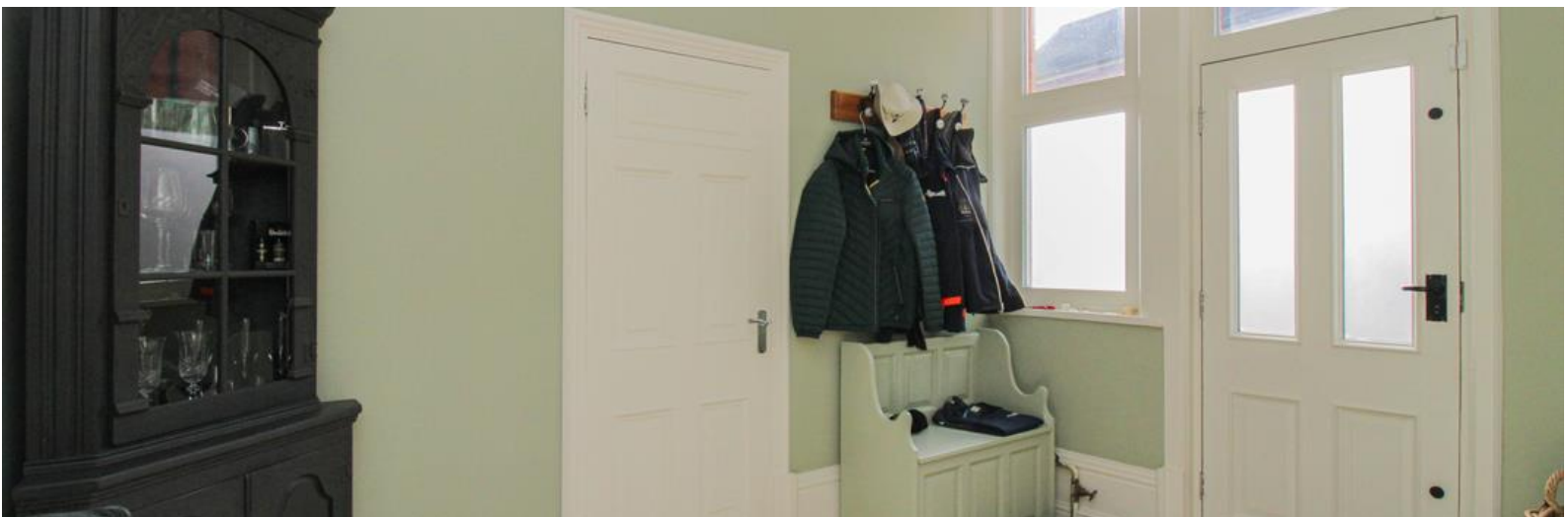
£495,000

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This immaculate semi-detached Edwardian villa in a prime location opposite a serene park boasts period features, elegant touches, a bespoke kitchen, five bedrooms, a luxurious bathroom, beautiful grounds, and unique outdoor features, making it a rare opportunity for families or professionals seeking a historic home.

Key Features

- Immaculate semi-detached Edwardian villa
- Wealth of period features
- Bespoke kitchen with high-quality appliances
- Five bedrooms with unique features
- Beautiful grounds with large garage & workshop
- Impeccable Hardwood double-glazed windows
- EPC rating D
- Tenure: Freehold





*** NO CHAIN *** Nestled in a prime location, this immaculate semi-detached Edwardian villa is a true gem, boasting a wealth of period features and elegant touches throughout. Situated opposite a serene tree-lined park, this property offers a peaceful retreat while still being conveniently close to public transport links and excellent local amenities.

As you step into the enormous entrance hall with parquet flooring and a grand return staircase, you are greeted by the charm and character that defines this home. The property features two spacious reception rooms, each with its own unique appeal. The first reception room offers high ceilings, views of Peoples Park, and an inviting open fire, creating a cosy yet spacious atmosphere. Meanwhile, the second reception room is bathed in natural light from large windows, with garden views and access to the outdoor space - perfect for relaxing or entertaining.

The heart of the home, the bespoke kitchen is a culinary delight, featuring hand-painted units, granite and oak worktops, double Belfast sink and high-quality integrated appliances including a coffee machine and dishwasher. The kitchen also boasts a centre island, ideal for casual dining, and an adjacent boot room and utility room for added convenience. The Amtico flooring adds a touch of luxury to this functional space.

This charming property offers five bedrooms, each with its own unique features. The spacious master bedroom is flooded with natural light from a walk-in bay window and includes a modern en-suite wet room for added convenience. Bedroom two exudes character with a traditional fireplace, wash hand basin, and views of the garden, while bedroom three offers built-in storage and another wash hand basin. Bedroom five is the perfect space for a home office, providing a quiet and inspiring environment for work or study.

The bathroom in this property is truly exquisite, featuring a luxurious roll-top bath where you can unwind and relax after a long day. With high-quality fixtures and fittings throughout, this bathroom is a sanctuary of tranquillity.

Outside, the property boasts beautiful grounds with a large garage and workshop, ideal for storage or hobbies. Additionally, a former air raid shelter adds a unique touch to the outdoor space, providing a glimpse into the property's history. The timber double-glazed windows, free-standing cast iron radiators, and alarm system offer both security and energy efficiency.

With its stunning period features, beautiful views of the park, and ideal layout for families or professionals, this property presents a rare opportunity to own a piece of history in a sought-after location. Don't miss your chance to make this Edwardian villa your new home.

Measurements

N/a

Reception Room 1 5.15m X 7.38m
Reception Room 2 6.73m X 4.06m
Kitchen 5.44m X 5.62m
Boot Room 2.88m X 3.24m
Utility Room 3.43m X 2.55m
Bedroom 1 4.73m X 6.10m
En-suite 3.35m X 1.63m
Bedroom 2 4.07m X 5.00m
Bedroom 3 3.81m X 3.79m
Bedroom 4 3.02m X 3.45m
Bedroom 5 2.26m X 3.68m
Bathroom 1.96m X 2.34m

Disclaimer

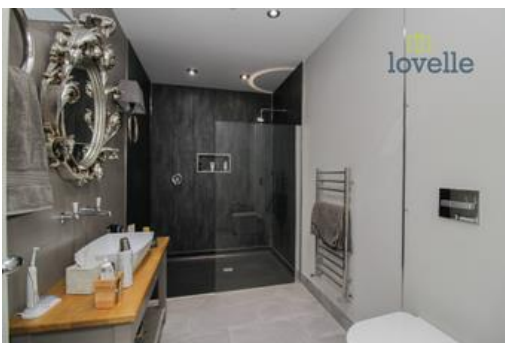
N/a

The property lies within the Wellow conservation area, any prospective purchaser is advised to discuss this further with their legal representative for a great understanding of restrictions.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

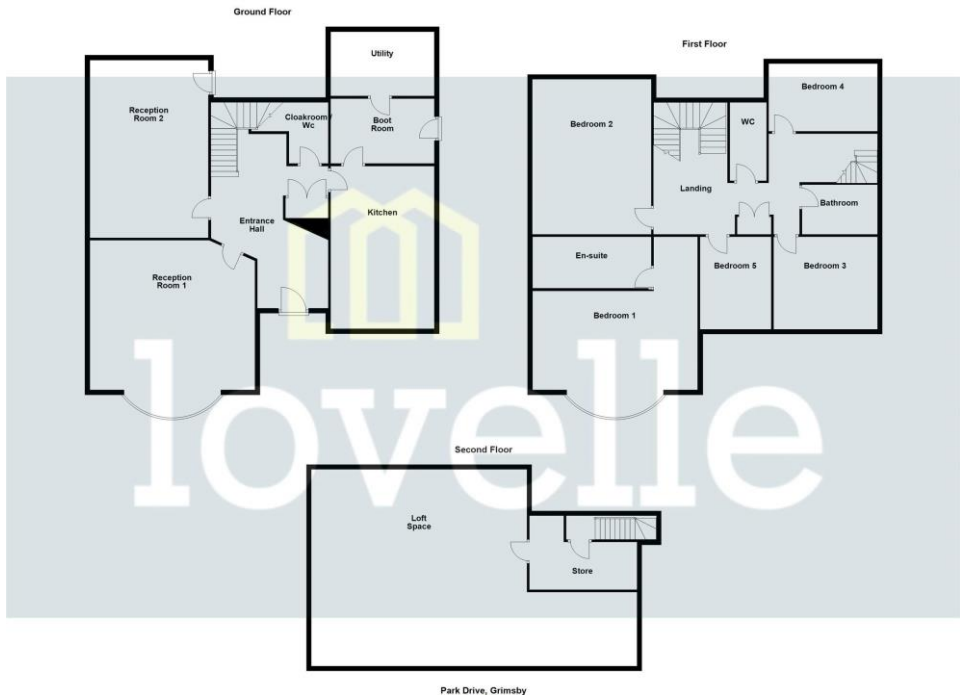
Mobile And Broadband

It is advised that prospective purchasers visit <https://checker.ofcom.org.uk/> in order to review available wifi speeds and mobile connectivity at the property.









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