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Grimsby Road, Waltham



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£279,950

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Immaculate semi-detached property in Waltham Village with stunning gardens, spacious rooms, 'wow factor' kitchen, and convenient EV charging point, perfect for families seeking luxury and comfort in a sought-after location.

### Key Features

- Impressive 0.2 acre plot (sts)
- Large driveway, garage, workshop
- Stunning gardens with EV charging point
- uPVC double glazing and gas central heating
- Three spacious reception rooms
- Wow factor kitchen with integrated appliances
- EPC rating TBC
- Tenure: Freehold







We are delighted to present this immaculate, semi-detached property for sale in the sought-after area of Waltham Village. This splendid home is superbly presented, featuring an impressive 0.2 acre plot (sts), a large driveway, garage and workshop, and stunning gardens. An added convenience is an EV charging point, perfect for eco-conscious homeowners. The property boasts uPVC double glazing and gas central heating throughout.

Upon entry, you are greeted by a welcoming entrance hall showcasing beautiful oak herringbone flooring. The property comprises of three spacious reception rooms, a single kitchen, three bedrooms, and two bathrooms.

The first reception room, a well-appointed sitting room, features a lovely bay window and storage to each alcove. The second reception room serves as an elegant dining room, offering karndean flooring, a traditional open fire, and glazed doors to the lounge. This dining room is open-plan to the kitchen, encouraging a flow of conversation during meal preparations. The third reception room is stylishly presented with French doors leading to the garden and two velux windows, filling the room with natural light.

The kitchen is truly a sight to behold with its 'wow factor' design. It features quartz worktops, karndean flooring, and integrated appliances including a fridge freezer, dishwasher, double oven, and a five-ring gas hob with extractor over. The kitchen also offers space for a washer and dryer.

The property houses three bedrooms. The first two are spacious doubles, with the first benefitting from built-in wardrobes. The third is a spacious single bedroom, complete with a large storage cupboard.

The two bathrooms are fully tiled and impeccably designed. The ground floor bathroom showcases a high-quality walk-in rainfall shower, wc, sink with vanity, and a towel radiator. The upper floor bathroom comes complete with a bath with a shower over, sink with floating vanity, wc, and a towel radiator.

The property is situated in a strong local community with public transport links, nearby schools, local amenities, and parks. This, along with the exceptional features of the property, makes it ideal for families.

In conclusion, this semi-detached property offers a combination of comfort, luxury, and convenient location. Its unique features and thoughtful design make it a standout home in Waltham Village. It truly is a must-see property for those seeking an immaculate family home in a sought-after area.

### Measurements

Hall 1.83m X 3.48m

Sitting Room 4.14m X 3.32m

Dining Room 3.15m X 4.33m

Lounge 4.17m X 3.95m

Kitchen 5.21m X 2.30m

GF Shower Room 1.78m X 1.34m

Bathroom 1.78m X 2.21m

Bedroom 1 3.16m X 4.35m

Bedroom 2 3.50m X 3.28m

Bedroom 3 3.15m X 2.31m

Garage 4.91m X 2.87m

Workshop 5.23m X 2.14m







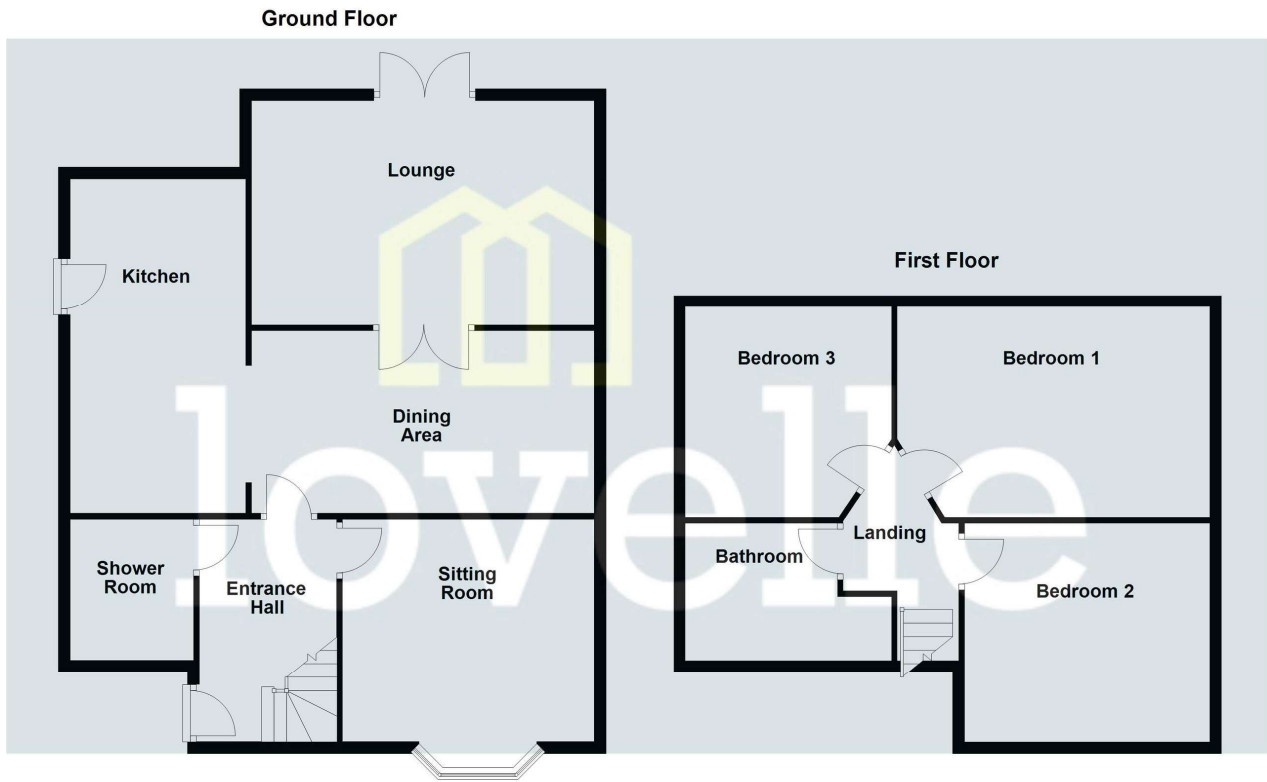
### Disclaimer

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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

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It is advised that prospective purchasers visit [checker.ofcom.org.uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.





Please be advised that the floor plan is not drawn to scale and is to be used for illustrative purposes only.  
Plan produced using PlanUp.

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