

Buy. Sell. Rent. Let.



Camargue Avenue, Waltham



4



2



3

When it comes to  
property it must be

  
lovelle





£450,000

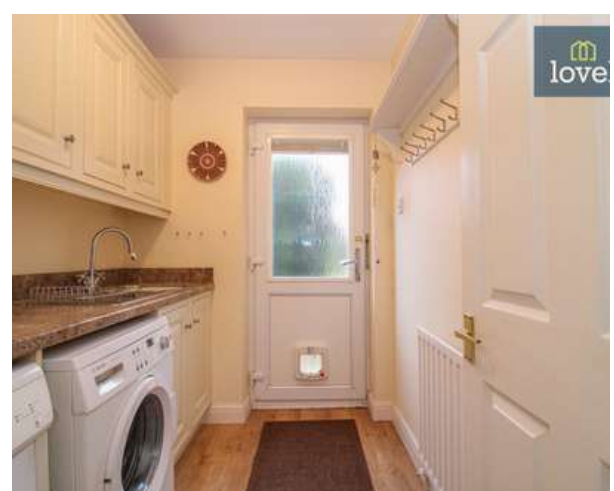


This immaculate detached house in the sought-after Waltham Village features four bedrooms, three reception rooms, a modern kitchen, a pleasant rear garden, and a double garage, all set within an exclusive development by Carr & Carr.

#### Key Features

- Executive Detached house
- Spacious Accommodation
- Four Bedrooms & Two Bathrooms
- Two Reception Rooms & Conservatory
- Modern Kitchen & Utility Room
- Grand Entrance Hall
- EPC rating C
- Tenure: Freehold







Lovelle are delighted to bring to market this immaculate, detached house, situated in the sought-after location of Waltham Village. This exclusive development, built by the renowned Carr & Carr, is now available for sale with no chain.

Upon entering the property, you are greeted by a welcoming hallway, featuring a grand mezzanine style staircase with ample storage underneath. Off the hall, there is a practical cloakroom, equipped with a wc and sink.

The house boasts three generous reception rooms. The first is a comfortable sitting room with dual aspect windows and a cosy gas fire. The second, a spacious formal dining room, offers direct access to the garden. The third is a conservatory, filled with natural light and also provides doors to the garden, perfect for those summer soirees.

The heart of the home is the modern kitchen, complete with space for a range-style oven and a small table. There is also a dedicated utility room and space for an American-style fridge freezer. The kitchen is complete with a dishwasher for your convenience.

To the first floor you will find four well-sized bedrooms. The first three bedrooms are spacious doubles, with the master bedroom boasting built-in wardrobes and a en-suite bathroom, complete with a shower, sink, wc and a towel radiator. The fourth bedroom, a generous single, is currently used as an office and features built-in storage.

In addition to the en-suite, there is a family bathroom with a separate bath and shower, sink, wc, and a towel radiator.

Outside, the property benefits from a well-stocked rear garden, southernly facing allowing plenty of sunshine. Additionally, there is a driveway leading to a double garage with an electric door.

The property is fully uPVC double-glazed, alarmed and benefits from gas central heating.

The location is ideal for families, with nearby schools, local amenities such as shops, library, Public houses, strong local community and much more. It also offers public transport links and is within walking distance of various scenic walking routes.

This property truly offers a perfect blend of style, luxury, and practicality. Don't miss out on this gem situated within an exclusive development in a desirable location.

## Measurements

Hall 4.01m X 3.02m  
 Cloakroom 1.69m X 0.93m  
 Sitting Room 4.83m X 7.45m  
 Dining Room 5.91m X 3.55m  
 Conservatory 4.50m X 3.50m  
 Kitchen 5.02m X 3.38m  
 Utility 2.12m X 1.79m  
 Bedroom 1 3.45m X 5.82m  
 En-suite 2.04m X 2.44m  
 Bedroom 2 5.09m X 4.91m



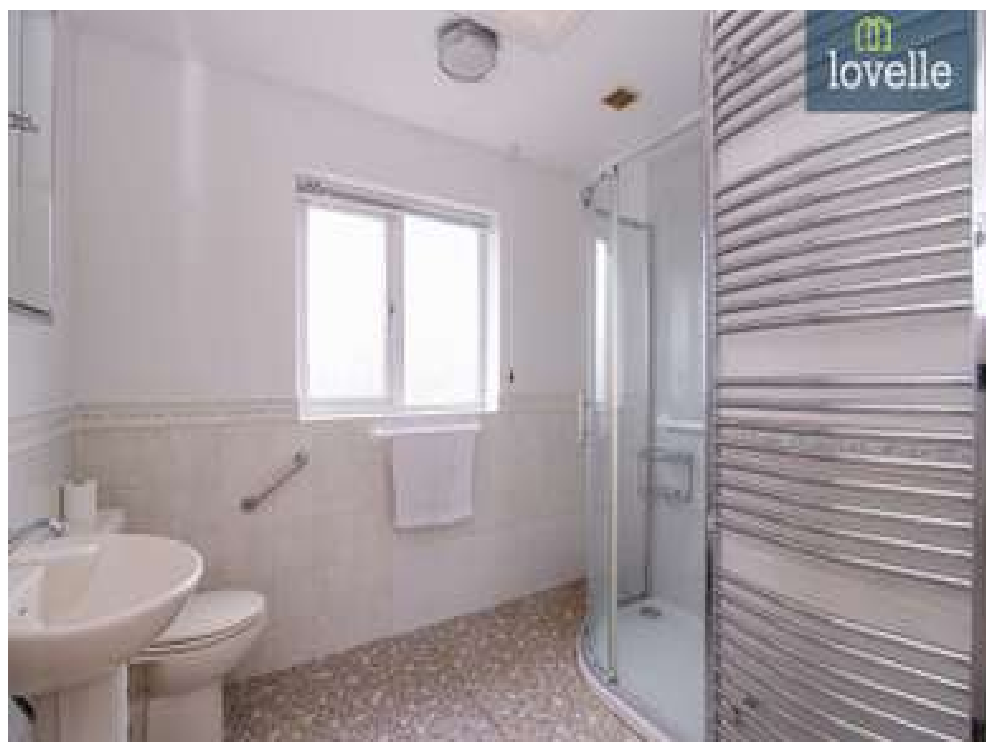
Bedroom 3 3.62m X 3.04m  
Bedroom 4 2.22m X 3.71m  
Bathroom 2.95m X 2.15m  
Garage 5.43m X 5.12m

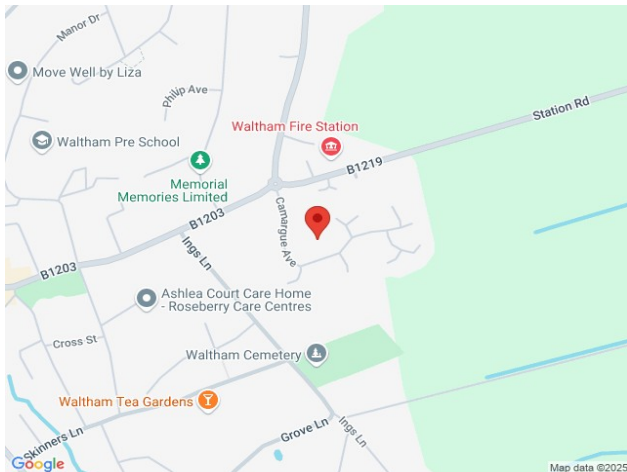
## Disclaimer

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 [checker.ofcom.org.uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.





When it comes to **property**  
it must be

  
**lovelle**

01472 251918

grimsby@lovelle.co.uk

