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Plot 2a, The Elms, Abbey Roa, Grimsby



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property it must be


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PLOTS 2A & 2B sheet 2 of 2 scale 1:100 @ A3 PROPOSED ELEVATIONS REV 'D'

£395,000



A stunning conversion of a former mansion into two high-spec, semi-detached villas – each with three bedrooms, a master en-suite, and a modern family bathroom. Featuring bespoke layouts, private gardens, off-road parking, and energy-efficient air source heating. Part of an exclusive 7-home development, set within a peaceful, tree-lined estate close to schools, transport, and local amenities.

Key Features

- Exclusive Development of 7 Houses
- Tree Lined & Private Executive Estate
- Semi-Detached Villa
- Private Garden, Driveway
- Air Source Heating & Double Glazing
- Sought After Town Centre Location
- EPC rating TBC
- Tenure: Freehold





****Plot 2A**** This elegant transformation of a former mansion house has created two stunning semi-detached villas, each offering three well-proportioned bedrooms, including a luxurious master suite with en-suite bathroom, and a stylish family bathroom. The ground floor of each home features a unique, carefully designed layout that blends contemporary style with versatile living spaces, ideal for modern family life. Finished to an exceptional standard throughout, these homes are part of an exclusive development of just seven executive properties.

Nestled within a picturesque, tree-lined estate, the location offers both tranquillity and convenience – with excellent local schools, public transport links, and a wealth of nearby amenities all within easy reach.

Built with comfort and sustainability in mind, the properties benefit from air source heating and high levels of insulation, ensuring energy efficiency all year round. Externally, each villa enjoys private off-road parking and its own landscaped garden.

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.

KITCHEN SPECS

- High quality bespoke kitchen designs with choice of kitchen frontals (subject to build stage)
- Quartz worktop with upstand to wall
- Composite one and a half bowl sink and mixer tap Stainless steel single bowl and tap to utility
- Bosch or similar Electric induction hob with extractor and splashback
- Bosch or similar Stainless steel single fan oven
- Bosch or similar Integrated fridge/ freezer
- Bosch or similar Integrated dishwasher
- Plumbing and electrics for washer/ dryer
- Energy efficient downlighters to ceiling
- Contemporary white sockets and switches

BATHROOMS SPECS

- White contemporary bathroom suite
- Soft close toilet seats
- Vanity units to bathrooms and ensuites
- Lever operated mixer tap to basin and concealed bath valve filler
- Low profile shower tray with stainless steel framed clear glass enclosure
- Bar style chrome shower mixer valve
- Energy efficient downlighters to ceiling
- Full height ceramic tiling to shower & bath area Half height ceramic tiling to walls with wc or sink

DECORATIONS

- White finished spindles, newels & handrail to staircase White finished skirting boards and architraves
- White Deanta Blenheim internal fire doors with contemporary door handles and hinges
- Smooth finish ceilings, painted in white emulsion
- Walls painted in Polished Pebble emulsion.
- Coving to living room

FLOOR COVERINGS

- Carpets to all living rooms, stairs, landing & bedrooms.
- Wood laminate to kitchen, family, hallway and w/c

- Ceramic tiling to bathrooms and en-suites

HEATING

- Ideal Logic air source heat pump with cylinder tank
- Wet style underfloor heating to ground floor layouts
- White radiators to first and second floors
- Chrome towel rail to bathrooms and en-suites

ELECTRICAL

- Mains wired (with battery backup) smoke and carbon monoxide detector
- Power and lighting to garage (where plots have garages)
- TV socket to living room and bedrooms
- Phone socket to living room
- Porch light with energy efficient LED bulb
- Full fibre (gigabite capable) broadband

EXTERIOR

- Double glazed PVCu windows to detached plots
- Double glazed prefinished timber sliding sash windows to existing period property
- Double glazed Aluminium bi-fold doors to detached properties
- Double glazed timber French casement doors to existing period property
- Composite front entrance door
- Half round gutters and downpipes in black PVCu fascia's, soffits and gutters
- Multi-point door locking system to front and rear doors
- Up-and-over steel garage door (where plots have garages)
- House numbers ready fitted
- Secured by Design high security windows and doors
- External car charging point to each property

LANDSCAPING

- Landscaping and turf to front garden (where applicable)
- Turfed rear garden
- 1800mm high fence panel to adjacent property
- 1800mm boundary fencing
- Roof gardens to detached properties finished with porcelain paving or composite decking
- Patio to rear garden areas finished in porcelain paving
- Block paved driveways

Build Warranty

The property will benefit from a 10 year structural defect warranty.

Conservation Area

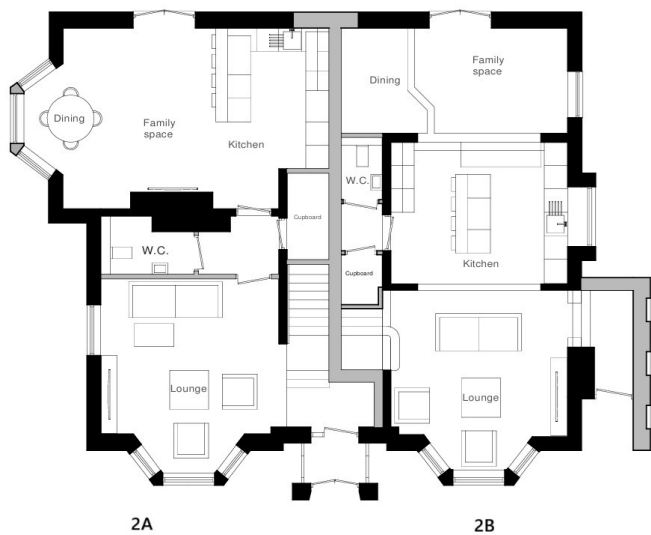
The property lies within a conservation area, for further information please contact the selling agent or discuss with your legal representative.

Mobile And Broadband

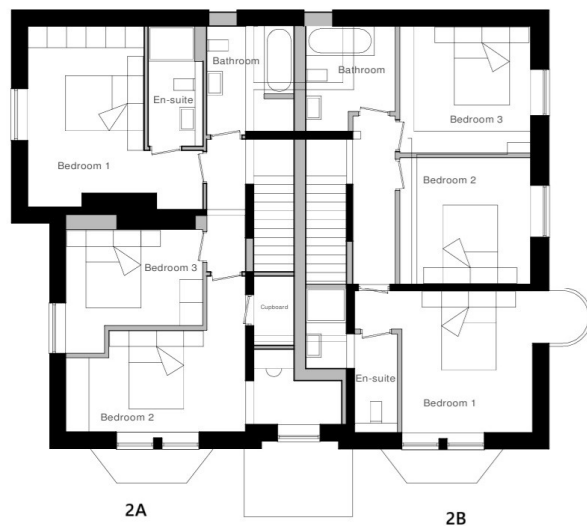
It is advised that prospective purchasers visit [checker . ofcom . org . uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.

Estate Charges

There will be an estate management company in place to maintain and upkeep the green, shared areas and therefore an estate charge will be payable, the cost is not yet finalised but we are advised it will be minimal.



Ground floor plan



First floor plan

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