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Plot 3, The Elms, Abbey Roa, Grimsby



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When it comes to
property it must be


lovelle



£470,000



This brand-new, luxury four-bedroom detached family home in an exclusive six-residence development features high-spec finishes across three spacious floors, including open-plan living, a bespoke kitchen, multiple en-suites, private garden, driveway, garage, and a master suite with roof terrace—all set on a desirable, tree-lined avenue near schools, amenities, and transport links.

Key Features

- Exclusive Development of 7 Houses
- Tree Lined & Private Executive Estate
- Three Storey Luxury House
- Private Garden, Roof Terrace & Garage
- Air Source Heating & Double Glazing
- Sought After Town Centre Location
- EPC rating TBC
- Tenure: Freehold



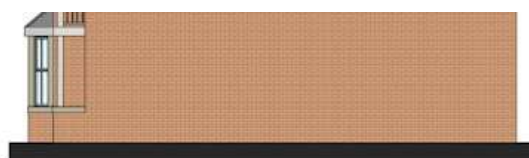
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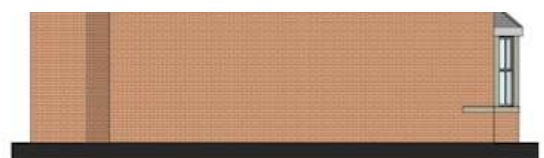
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Front elevation



Side elevation



Side elevation



**** PLOT 3**** Presenting an exceptional opportunity to acquire a brand-new, detached family home, located within an exclusive private development of just seven residences. Situated on a sought-after, tree-lined avenue, this property offers the perfect blend of luxury living and everyday convenience, with public transport links, esteemed local schools, a wealth of amenities, and tranquil parks all within easy reach.

Boasting immaculate presentation throughout, this stunning three-storey house is available for immediate occupation and has been finished to the highest specification. Upon entering, you are greeted by a welcoming hallway adorned with elegant panelled walls, enhanced by luxury LVT flooring, exuding sophistication from the outset. Under the stairs, a thoughtfully designed cloakroom provides a WC and sink, ensuring practicality for family life and guests alike.

The ground floor features a stylish lounge, bathed in natural light from a generous bay window. This spacious reception area is carpeted to a high standard, creating a warm and inviting environment perfect for relaxation or entertaining. At the rear of the property, the expansive family room and dining space is seamlessly open plan from the bespoke kitchen, forming the vibrant heart of the home. Bi-fold doors open directly onto the private garden, allowing for effortless indoor-outdoor living and providing a wonderful setting for gatherings in the warmer months.

The kitchen itself is simply outstanding, featuring custom-designed cabinetry with luxurious quartz worktops and island, ideal for casual meals and sociable cooking. Equipped with an integrated induction hob, oven, dishwasher, fridge freezer and plumbing for a washer, it also offers a 1 & 1/4 sink to cater to modern family life and culinary pursuits.

Ascending to the upper floors, the accommodation is both spacious and versatile. Four generously proportioned double bedrooms, providing comfortable retreats for family members or guests. The master suite is a true sanctuary, occupying the entire second floor and complete with a separate dressing area. French doors lead from the master bedroom onto a private roof terrace, offering far-reaching views and a unique outdoor escape. The suite is complemented by a luxurious en-suite bathroom, featuring a walk-in shower, contemporary vanity sink, and WC. The second double bedroom benefits from its own en-suite shower room as well, again boasting high quality fittings. The remaining bedrooms share access to a beautifully finished family bathroom, which is equipped with a shower over bath, a modern vanity sink, and WC.

Additional features include air source heating for energy-efficient comfort, double glazing throughout, underfloor heating to the ground floor and select bathrooms, a private driveway and garage for secure parking, and characterful architectural details that distinguish this home. The property also enjoys a private garden, perfect for children's play or quiet relaxation.

This outstanding, luxury-finished residence offers spacious accommodation ideally suited for families seeking comfort, style, and convenience in an enviable location. Early viewing is highly recommended to appreciate the quality and lifestyle on offer.

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
- 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

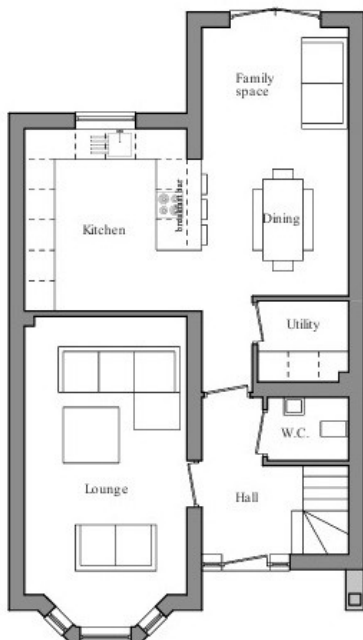
The property lies within a conservation area, for further information please contact the selling agent or discuss with your legal representative.

Mobile And Broadband

It is advised that prospective purchasers visit checker . ofcom . org . uk 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



Second floor plan

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it must be


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