



206 St. Nicholas Drive

Wybers Wood, Grimsby, North East Lincolnshire DN37 9RP

Joy Walker Estate Agents are delighted to offer for sale this beautifully presented three-bedroom semi-detached property, which is offered to the market in turn-key condition and boasts a fantastic range of hidden extras and high-quality finishing touches throughout. The property benefits from gas central heating and uPVC double glazing, with well-planned accommodation ideal for modern family living. Internally, the accommodation comprises an entrance hallway, spacious lounge, modern open-plan kitchen/diner and conservatory, with three good-sized bedrooms and a family bathroom to the first floor. Externally, the property continues to impress, featuring a low-maintenance front garden with walled boundary, double wrought-iron access gates and a paved driveway providing ample off-road parking, leading to a large garage. To the rear is a superb enclosed and low-maintenance entertaining garden, complete with artificial lawn, Indian sandstone patio and pathway, raised decking area with surrounding seating, plus a fantastic summer house/bar with seating and air conditioning. The garden is further enhanced by a six-seater Jacuzzi hot tub, creating the perfect space to relax and entertain. A property of this quality and with so much to offer simply must be viewed to be fully appreciated.

Offers Over £200,000

- THREE BEDROOM SEMI-DETACHED
- TURN-KEY CONDITION
- HIGH SPECIFICATION
- MODERN KITCHEN/DINER
- CONSERVATORY
- GOOD-SIZED BEDROOMS
- LARGE GARAGE
- AMPLE PARKING
- SUMMER HOUSE/BAR
- SIX-SEATER HOT TUB



DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

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ENTRANCE

Accessed via a uPVC double-glazed door with a side-light window, opening into the welcoming entrance hallway.



HALLWAY

The welcoming hallway enjoys ample natural light and features grey wood-effect laminate flooring, a coved ceiling, dado rail and radiator. Carpeted stairs with a white open-spindle balustrade and black handrail lead to the first floor, with a large under-stairs storage cupboard providing useful additional storage.



HALLWAY



KITCHEN DINER

18'3" x 9'2" (5.57 x 2.80)

The stylish modern kitchen is fitted with a generous range of cream gloss wall and base units, complemented by contrasting work surfaces and tiled splashbacks. The kitchen is well-equipped with a black stainless-steel waterfall sink and matching waterfall tap, gas hob with electric fan-assisted oven beneath, and a stainless-steel chimney-style extractor hood. Further benefits include an integrated dishwasher, automatic washing machine and a useful alcove providing space for a freestanding fridge freezer. The work surfaces extend to create a practical breakfast bar, perfect for casual dining or enjoying a morning coffee. Finished with high-shine tiled flooring to the kitchen area and grey wood effect laminate flooring to the dining side, recessed downlights and a radiator, the kitchen is open plan to the conservatory, creating a bright and spacious feel that is perfect for modern family living and entertaining.



KITCHEN DINER



KITCHEN DINER



KITCHEN DINER



KITCHEN DINER



KITCHEN DINER



CONSERVATORY

10'11" x 10'0" (3.35 x 3.05)

The bright and inviting conservatory flows seamlessly from the modern kitchen and features a brick-built base with uPVC double-glazed windows above, allowing plenty of natural light to fill the space. uPVC French doors provide direct access onto the rear patio and garden, while the continued grey wood-effect tiled flooring and radiator create a stylish and practical finish.



CONSERVATORY



CONSERVATORY



LOUNGE

16'6" x 12'1" (5.03 x 3.70)

The inviting formal lounge features a uPVC double-glazed window fitted with modern white slatted blinds, allowing plenty of natural light into the room. The space is finished with carpeted flooring and benefits from a stylish feature media wall, incorporating a recessed alcove with downlighting, useful storage cupboards, dedicated media/TV area and a wall-mounted electric fire, creating a warm and welcoming focal point.



LOUNGE



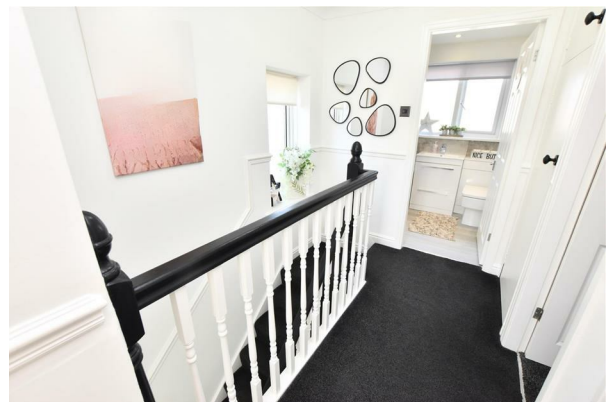
LOUNGE



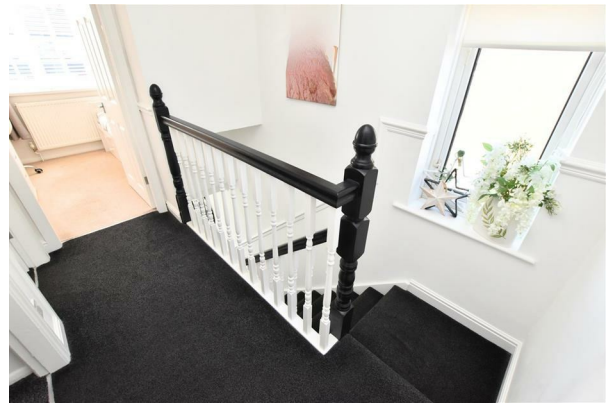
FIRST FLOOR

FIRST FLOOR LANDING

The first-floor landing continues with carpeted flooring from the stairs and features a white open-spindle balustrade with a stylish black handrail. A useful linen cupboard provides additional storage, while a uPVC double-glazed window with blind overlooks the side aspect, allowing natural light to brighten the space. Loft access is provided from the ceiling, with the loft benefiting from partial boarding and a Velux window.



FIRST FLOOR LANDING



BEDROOM ONE

11'10" x 11'5" (3.61 x 3.50)

The largest of the three bedrooms enjoys a pleasant front aspect and is filled with natural light through a uPVC double-glazed window, fitted with modern white slatted blinds. The room features carpeted flooring, coving to the ceiling and a radiator.



BEDROOM ONE



BEDROOM TWO

11'6" x 11'5" (3.52 x 3.49)

The second double bedroom enjoys a pleasant rear aspect and benefits from a uPVC double-glazed window fitted with modern white slatted blinds, allowing plenty of natural light into the room. Finished with carpeted flooring and a radiator, the bedroom also features built-in wardrobes, providing useful storage.



BEDROOM TWO



BEDROOM THREE

7'10" x 7'10" (2.39 x 2.41)

The third bedroom enjoys a pleasant front aspect and benefits from a uPVC double-glazed window fitted with modern white slatted blinds, allowing plenty of natural light into the room. The room is finished with carpeted flooring and a radiator, along with useful built-in storage cupboards.



FAMILY BATHROOM

6'9" x 5'2" (2.08 x 1.59)

The modern family bathroom is beautifully appointed with a contemporary white three-piece suite, comprising a P-shaped bath with shower over and glazed screen, together with a stylish white gloss combination unit incorporating the hand wash basin and low-flush WC with concealed cistern and useful integrated storage. The room is finished with Aqua-style panelling to the splashback areas, wood-effect laminate flooring, heated towel rail and recessed downlights. A uPVC double-glazed window to the rear aspect provides natural light and ventilation.



OUTSIDE

THE GARDENS

The property is set back from the road behind a low-level walled front boundary, with fenced side boundaries and double wrought-iron access gates opening onto a paved driveway, providing ample off-road parking and leading to the garage. The low-maintenance front garden is laid with artificial grass and complemented by neatly edged borders. To the rear, the enclosed and beautifully landscaped garden is designed with low maintenance and entertaining in mind. Featuring fenced boundaries, an Indian sandstone patio and pathway, artificial lawn and a raised feature pebble border, the garden continues to impress with a raised decked patio and surrounding seating area. Further benefits include a six-seater Jacuzzi hot tub and a stylish timber-framed summer house with composite cladding, creating a fantastic space for relaxing and entertaining throughout the year.



THE GARDENS



THE GARDENS



THE GARDENS



THE GARDENS



SUMMER HOUSE

11'9" x 10'5" (3.59 x 3.20)

A fantastic addition to the property, this versatile summer house offers the perfect space for a home office, bar or garden retreat. Constructed with a timber frame and finished with attractive composite cladding, the building is fully insulated and benefits from dual-aspect uPVC double-glazed windows and dual-aspect pocket sliding patio doors, creating a bright and welcoming interior. The summer house is fully equipped with electricity, fitted with air conditioning and heating unit, underfloor heating as well as a separate internet access point , together with a comfortable seating area and dedicated bar area, making it an ideal space for relaxing, entertaining or working from home.



SUMMER HOUSE



SUMMER HOUSE



SUMMER HOUSE



VIEW OF THE GARDEN



REAR VIEW



GARAGE

24'10" bx 7'10" (7.57 bx 2.41)

The spacious garage features double wooden doors to the front, providing convenient access, along with a uPVC double-glazed courtesy door and window to the rear aspect. The garage is fully equipped with power and lighting, making it a practical and versatile space for storage or additional use.



TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC -

VIEWING ARRANGEMENTS

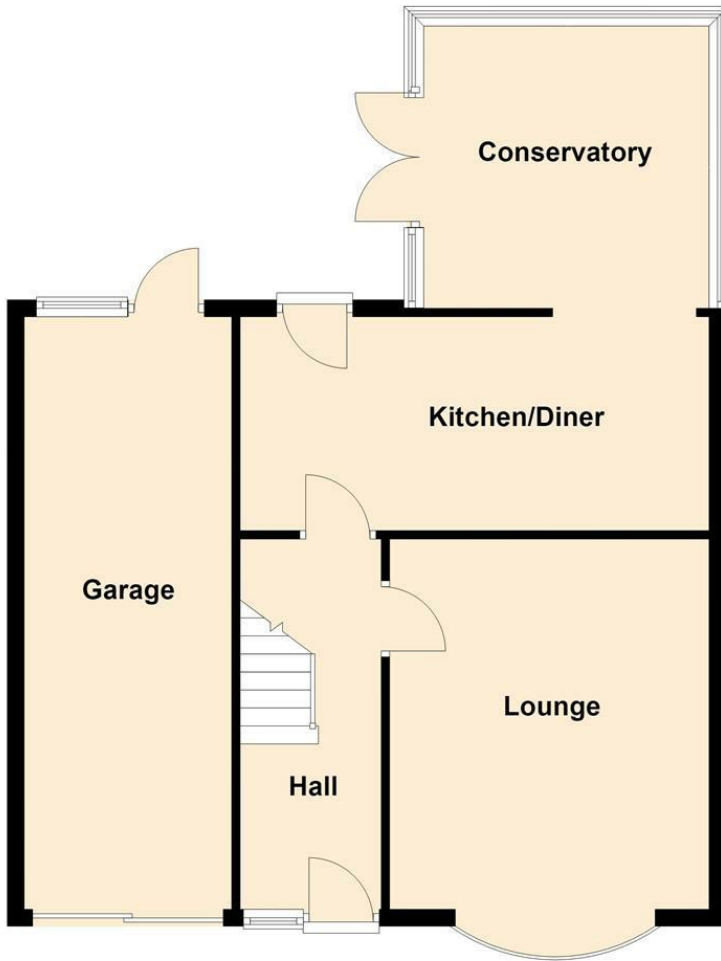
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

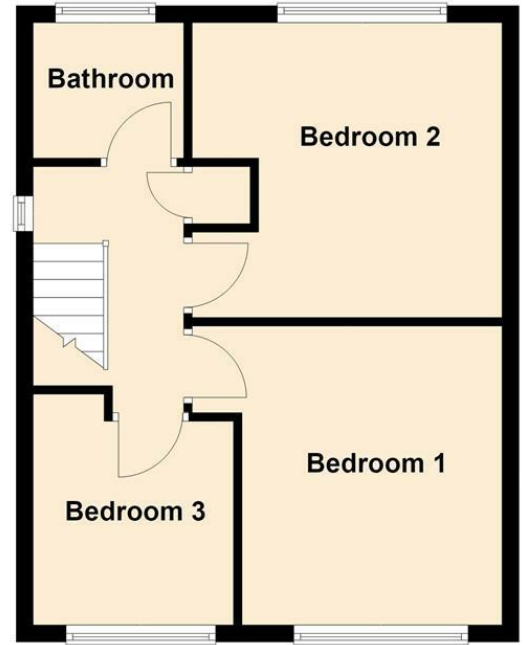
Ground Floor

Approx. 68.9 sq. metres (742.1 sq. feet)

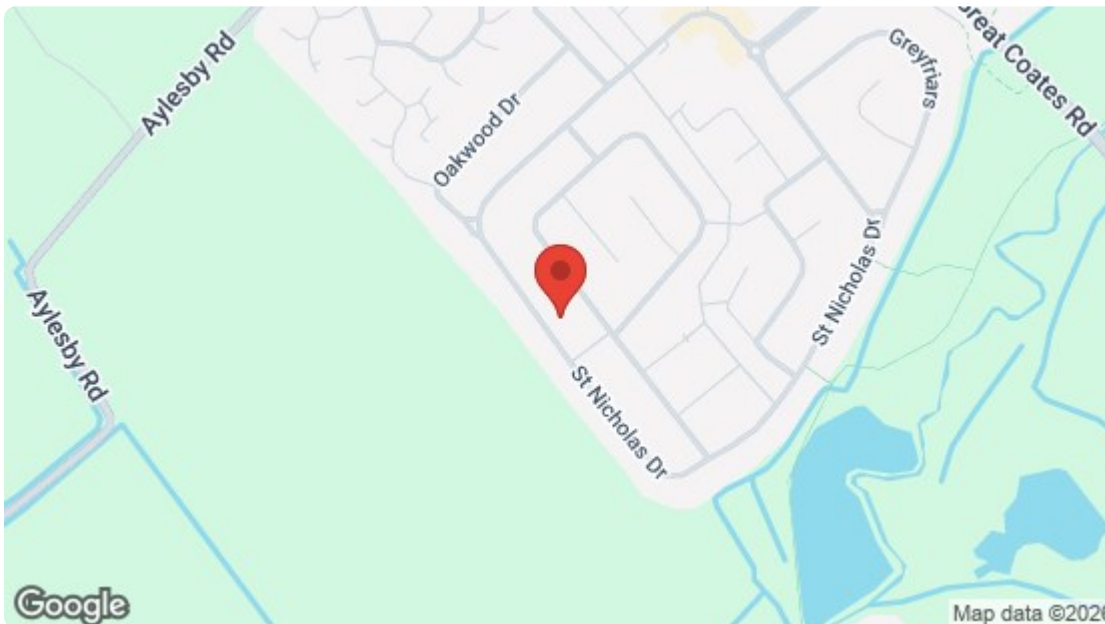


First Floor

Approx. 39.7 sq. metres (426.8 sq. feet)



Total area: approx. 108.6 sq. metres (1168.9 sq. feet)



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		58	73
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.