



38 Park Drive Grimsby DN32 0EG

JoWalker

£695,000

E S T A T E A G E N T S

An Exceptional Victorian Residence of Distinction Overlooking People's Park - Occupying a prime position along one of the area's most prestigious tree-lined avenues, Park Drive is a truly exceptional Victorian residence beautifully restored and exquisitely appointed to offer a rare blend of timeless character and contemporary luxury.

Overlooking the historic People's Park the home enjoys an ever-changing picturesque outlook of mature trees, sweeping lawns, and ornamental landscaping. This unique setting provides a sense of openness and tranquillity, perfectly complementing the elegance and stature of the property itself.

Behind its striking façade lies a home of remarkable quality and attention to detail. Every element has been carefully curated and thoughtfully restored, celebrating the building's heritage while introducing a level of specification rarely found. Original features have been lovingly preserved from intricate cornicing and high ceilings to feature fireplaces and detailed joinery creating a rich sense of history and charm throughout. At the same time, the property has been elevated to meet the demands of modern luxury living. The result is a seamless fusion of classical architecture and high-end contemporary design, delivering a home that is as functional as it is beautiful. Perfectly suited to family life and entertaining alike, Park Drive offers generous, light-filled accommodation, exceptional outdoor living, and a versatile annex making it a truly standout residence in both style and substance.



THE HOUSE

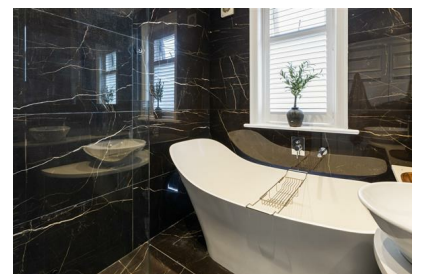
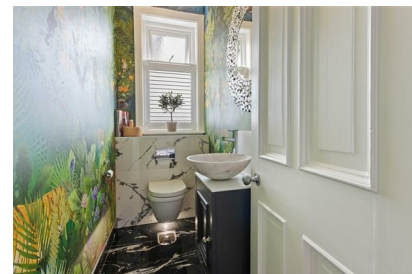
– ELEGANCE, CRAFTSMANSHIP & EXCEPTIONAL

From the moment you enter, the home makes an immediate impression. A grand reception hall sets the tone, where original architectural features blend effortlessly with refined finishes, creating a warm yet sophisticated welcome. Throughout the ground floor, the property showcases a wealth of character ornate detailing, high skirting boards, feature panelling, and restored flooring all thoughtfully balanced with modern enhancements to create an environment of understated luxury. At the heart of the home lies a spectacular open-plan living-dining kitchen, designed and finished to an exceptional standard. This is a space that truly defines contemporary family living both elegant and highly functional. The kitchen is superbly equipped with premium Wolf appliances, including double ovens and a steam oven, complemented by integrated dishwashers, a full-height fridge-freezer, and a temperature-controlled wine cooler. Expansive work surfaces, bespoke cabinetry, and beautifully crafted storage solutions including a dedicated pantry combine to deliver both practicality and visual impact. A generous dining and seating area completes the space, making it ideal for hosting and everyday living, while large openings lead directly onto a beautifully restored loggia blurring the lines between inside and out.

Supporting the kitchen is a well-appointed boot room and utility space, designed with both style and efficiency in mind. Featuring bespoke storage, high-quality appliances, and the added benefit of air conditioning, this area ensures the home operates effortlessly for busy family life. The property further benefits from two elegant reception rooms, each rich in period charm. These beautifully proportioned spaces feature original fireplaces, intricate cornicing, and large windows that flood the rooms with natural light creating inviting yet refined settings for both relaxation and entertaining.







FIRST & SECOND FLOORS

– LUXURY, COMFORT & CHARACTER

The upper floors continue the home's theme of exceptional quality and thoughtful design, offering beautifully presented accommodation that perfectly balances comfort with style.

The principal suite provides a true retreat an indulgent and serene space designed to maximise light, proportion, and elegance. With its refined finishes and carefully considered layout, it offers both luxury and practicality, including a dressing area and a high-specification en suite.

Additional bedrooms are equally impressive generously sized and individually styled, each retaining original character features while offering flexibility for family living, guest accommodation, or workspace. A beautifully finished family bathroom, along with additional facilities, ensures convenience across the home, while thoughtful details and bespoke touches elevate each space.

A charming den or snug area adds a unique and versatile element perfect as a reading nook, study, or children's hideaway enhancing the home's warmth and personality.

THIRD FLOOR

– A PRIVATE AND VERSATILE SUITE

The top floor offers a further layer of flexibility, presenting a private suite ideal for guests, older children, or multi-generational living.

Beautifully finished and filled with natural light, this space includes its own dressing area and bathroom facilities, creating a self-contained environment that feels both luxurious and secluded.



THE ANNEX & ENTERTAINMENT

– A STANDOUT FEATURE

A particularly exceptional element of Park Drive is the detached annex and bar area—designed to the same exacting standard as the main residence.

This versatile space offers a luxurious extension of the home, perfectly suited for entertaining, relaxation, or even home working. Featuring a fully equipped kitchen area, integrated appliances, wine coolers, and stylish finishes throughout, it provides everything needed for hosting in style.

Bi-fold doors open directly onto the garden, creating a seamless indoor-outdoor connection, while Velux windows flood the space with natural light. A comfortable lounge area and a sleek shower room further enhance its practicality and appeal. Whether used for entertaining guests, accommodating family or creating a private retreat, the annex is a truly impressive addition that elevates the lifestyle offering of the property.

THE GARDENS

– PRIVATE, LANDSCAPED & DESIGNED FOR LIVING

Set behind secure electric gates, the property enjoys a beautifully maintained and private setting, with gardens designed to complement both the architecture and lifestyle of the home.

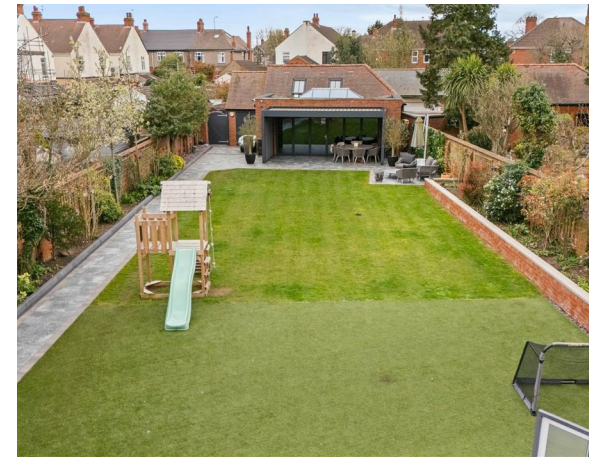
The front approach is elegant and welcoming, leading to a charming loggia that provides a peaceful vantage point overlooking the park—perfect for morning coffee or evening relaxation.

To the rear, a secluded walled garden offers a tranquil escape, with mature planting, a well-kept lawn, and carefully designed spaces for both play and entertaining. A dedicated children's area, including a sunken trampoline, ensures the garden is as functional as it is attractive. Expansive paved patios provide ideal areas for al fresco dining, while a second decorative loggia adds further architectural interest and a quiet place to unwind. Every aspect of the outdoor space has been thoughtfully considered, creating a setting that is both beautiful and highly usable throughout the seasons.

A RARE OPPORTUNITY

Park Drive represents a rare opportunity to acquire a home of genuine distinction where period character, exceptional specification, and a prime park-side setting combine to create something truly special.





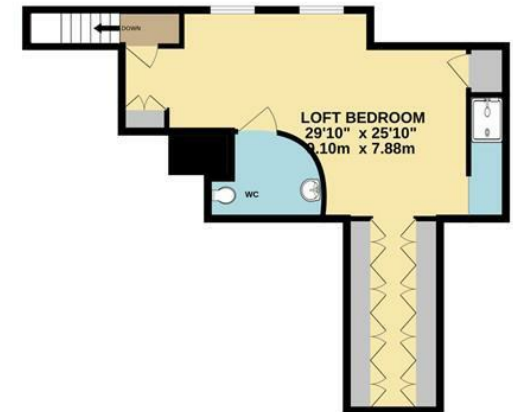
GROUND FLOOR
1620 sq.ft. (150.5 sq.m.) approx.



1ST FLOOR
1255 sq.ft. (116.6 sq.m.) approx.



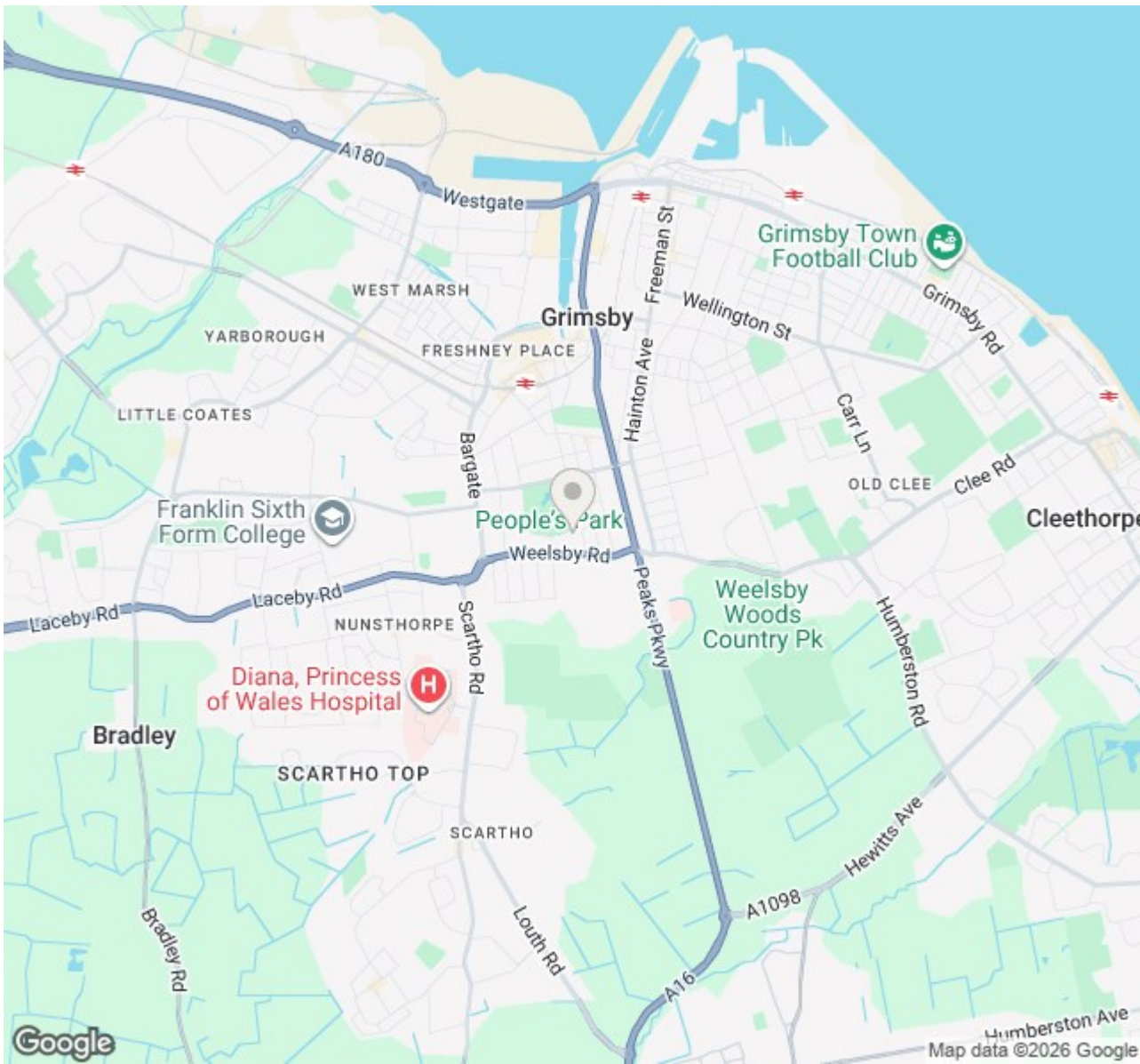
2ND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 3363 sq.ft. (312.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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