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Alder Avenue, Humberston



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property it must be


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£320,000



Spacious three storey four bedroom detached home with three bathrooms, driveway, detached garage and full width kitchen diner.

Key Features

- Impressive three storey detached family home
- Approx. 147 sq m (1,582 sq ft) of spacious accommodation
- Four generous bedrooms across three floors
- Three stylish bathrooms including two en-suites
- Stunning full width kitchen diner overlooking the garden
- Bay fronted lounge with cosy, welcoming feel
- Private rear garden with two sun catching patio areas
- Driveway and detached garage in sought after Humberston setting
- EPC rating B & Tenure: Freehold





Built in 2017 and offering approximately 147 sq m of well-planned accommodation across three floors, this impressive four bedroom detached home is tucked away on a small development just off Humberston Avenue – perfectly positioned for highly regarded schools, local shops and Bannatyne Health Club & Spa directly opposite.

This is a home that delivers on space, layout and flexibility.

The ground floor begins with a welcoming entrance hall and cloakroom/WC. To the front, the bay fronted living room provides a cosy yet generous reception space, ideal for relaxing evenings. To the rear, the full width kitchen diner really is the heart of the home – a superb open space with modern units, ample worktop space and room for a large dining table. Patio doors open directly onto the garden, making it perfect for entertaining and family life. A separate utility room keeps the practicalities neatly tucked away.

To the first floor, the landing leads to three well proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, whilst bedroom two is a comfortable double and bedroom three works perfectly as a nursery or home office. The family bathroom is a real bonus, offering a four piece suite including both a separate shower and bath.

The top floor provides fantastic versatility. Here you'll find a further double bedroom with dormer window, its own en-suite shower room and access to excellent eaves storage – ideal for guests, older children or even a private main suite if desired.

Externally, there is a driveway leading to the detached garage. The rear garden is a lovely private space, with two patio areas positioned to make the most of the sun, a generous lawn and fenced boundaries.

A modern, spacious and well located family home offering four bedrooms, three bathrooms and superb living space in sought after Humberston.

Entrance Hall

Kitchen/Dining Room

3.76m x 5.59m (12'4" x 18'4")

Utility Room

1.76m x 2.4m (5'10" x 7'11")

WC

1.77m x 0.88m (5'10" x 2'11")

Landing

Bedroom

3.69m x 3.51m (12'1" x 11'6")

En-Suite

1.5m x 1.79m (4'11" x 5'11")

Bedroom

3.69m x 3.51m (12'1" x 11'6")

Bedroom

2.4m x 2.09m (7'11" x 6'11")

Landing

Bedroom

3.48m x 5.31m (11'5" x 17'5")

En-Suite

1.67m x 1.78m (5'6" x 5'10")

Garage

5.6m x 3.17m (18'5" x 10'5")

Location

Humberston is a sought after village with its ever popular Comprehensive School and a wide range of facilities including several public houses, supermarkets, newsagents etc. Regular bus services provide easy access to both Grimsby and Cleethorpes Town Centres, together with an abundance of leisure activities including the nearby Humberston Country Club with its golf course and Cleethorpes seafront.

Broadband Type

Standard- 18 Mbps (download speed), 1 Mbps (upload speed), Ultrafast - 1800 Mbps (download speed), 220 Mbps (upload speed).

Agents Note

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All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive. Some images have been enhanced to improve presentation. An internal viewing is highly recommended to fully appreciate the property.



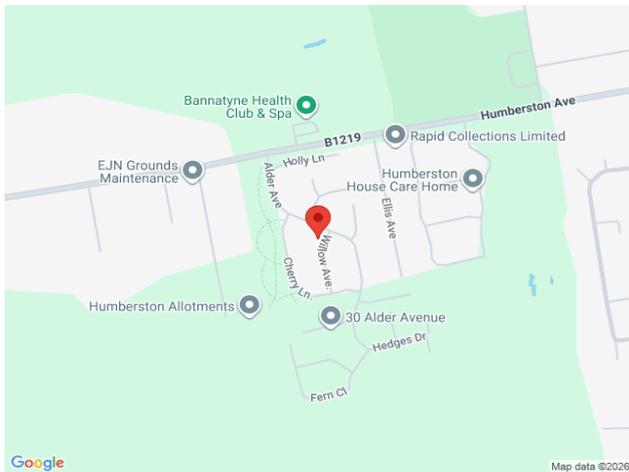






Total area: approx. 181.7 sq. metres (1956.1 sq. feet)

The provided floor plan is intended for general informational purposes only and may not accurately represent the exact dimensions, layout, or features of the property. The floor plan should not be relied upon for making decisions about purchasing, renting, or modifying the property. Actual measurements and features may vary. It is recommended that interested parties conduct a physical inspection of the property to verify the accuracy of the floor plan and obtain specific information about the property's condition, amenities, and any other relevant details.
Plan produced using PlanUp.



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