

9 St. Mary's Close, Grimsby - DN32 8LW

£425,000

Grimsby

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A rare opportunity to acquire a substantial four-bedroom detached family home, occupying a generous plot within a small and peaceful cul-de-sac of just nine properties in the sought-after Old Clee area of Grimsby.

Originally built in 1973 by Maurice Parkinson for his own occupation, the property has had just one further owner since construction — a testament to the quality of the original build and the care with which the home has been maintained over the years. The property is offered to the market with no onward chain, providing a straightforward opportunity for the next owner to make this long-established family home their own.

Ideally positioned for access to both Cleethorpes seafront and Grimsby town centre, the property combines a quiet residential setting with excellent access to local amenities, schools, transport links and the coast. The house is also conveniently situated close to the historic Holy Trinity and St Mary's Church, adding to the established character of this particularly attractive location.

The accommodation begins with a welcoming ground-floor hallway, providing access to the principal living areas and stairs to the first floor. The generous living room offers a comfortable main reception space, while the adjoining dining room has been extended, creating an excellent area for family meals, entertaining and everyday living.

The property also benefits from a ground-floor cloakroom and a high-quality fitted kitchen by Richard Sutton, providing a well-appointed and practical heart to the home.

To the first floor are four bedrooms, although Bedroom Four is currently arranged as a substantial walk-in wardrobe and offers considerable flexibility depending upon the requirements of the new owner. The family bathroom has been fitted with a quality four-piece suite by Richard Sutton, providing both a separate bath and shower facilities.

Outside, the property occupies a spacious and generous plot, with ample off-road parking and a particularly impressive large detached double garage.

Council Tax band: E

Tenure: Freehold













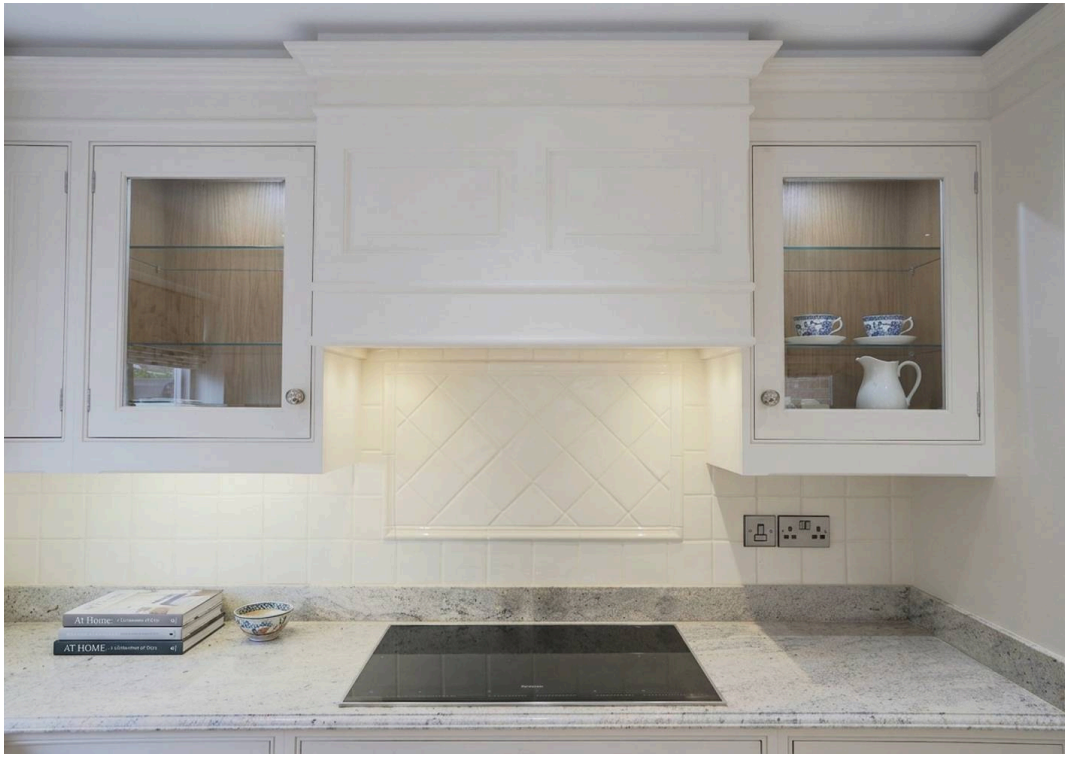






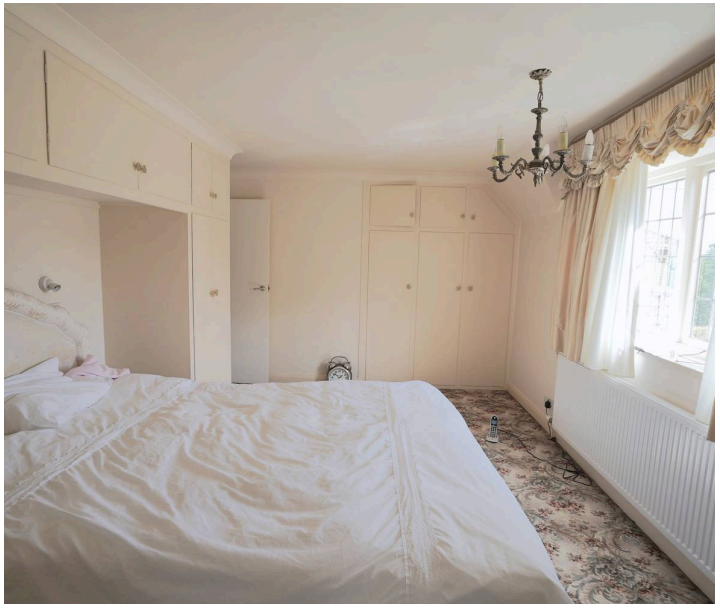





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Ground Floor

Entrance Hallway
Entered via the original timber single glazed frosted window with matching surround window and complete with a radiator and an open spelled Oak staircase providing access to the first floor accommodation.

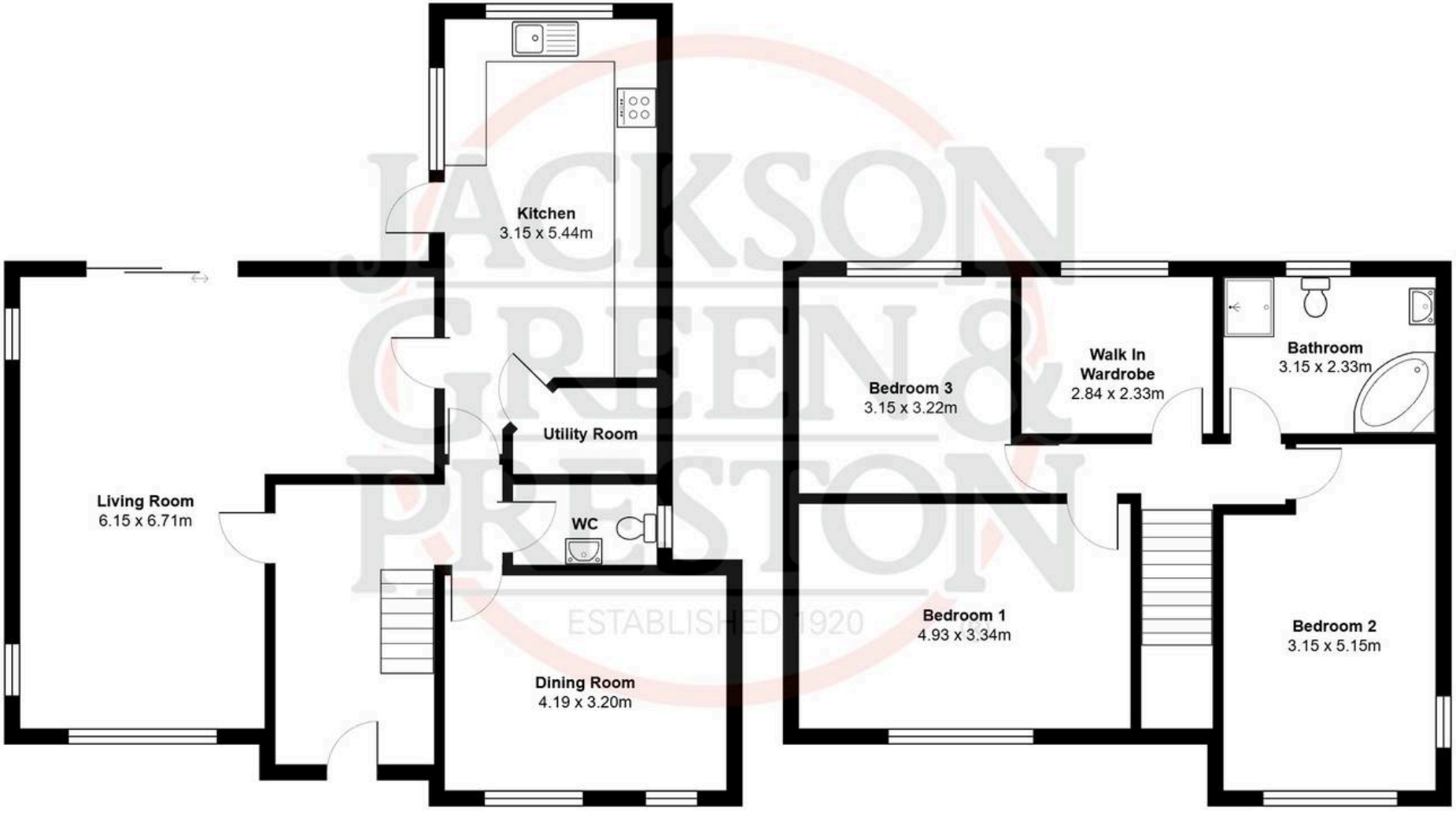
Living Room
22' 0" x 20' 2" (6.71m x 6.15m)
A spacious living room with ample dining space, complete with timber single glazed windows to the front and side and uPVC double glazed sliding doors leading onto the rear garden for ample natural light. A central living flame Carrera Marble fireplace creates a stunning centre for this room, accompanied by radiators and decorative ceiling coving.

Dining Room
13' 9" x 10' 6" (4.19m x 3.20m)
An extended dining room with 2 single glazed timber windows to the front, picture rail, radiator and decorative ceiling coving.

Kitchen
17' 10" x 10' 4" (5.44m x 3.15m)
A stunning Richard Sutton design kitchen complete with a range of wall and base units, 3 cookers, electric hob with extractor, basin with a mixer tap and space for a wine cooler and dishwasher. With single glazed windows to the side and rear as well as a uPVC double glazed double door leading onto the rear garden.

Utility Room
4' 4" x 5' 0" (1.33m x 1.53m)
With a continuation of the same designed units from the kitchen incorporating built in washer and dryer and the Worcester combination boiler.

Cloakroom
Located off the entrance hallway with a W.C, hand wash basin with a mixer tap, partial tiling, heated towel rail and a uPVC double glazed frosted window.


Kitchen
3.15 x 5.44m
Living Room
6.15 x 6.71m
Utility Room
WC
Dining Room
4.19 x 3.20m
Bedroom 3
3.15 x 3.22m
Walk In
Wardrobe
2.84 x 2.33m
Bathroom
3.15 x 2.33m
Bedroom 1
4.93 x 3.34m
Bedroom 2
3.15 x 5.15m



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