Joy Walker

ESTATE AGENTS



27 Davenport Drive

Cleethorpes, North East Lincolnshire DN35 9JW

BEAUTIFULLY REFURBISHED THREE BEDROOM SEMI-DETACHED HOUSE

Situated on the popular Davenport Drive, this attractive three-bedroom semi-detached home has been fully refurbished to a high standard throughout, offering stylish, modern accommodation ready to move straight into. The ground floor comprises a welcoming reception hall, lounge, contemporary kitchen diner and inner lobby with a useful cloakroom/WC. To the first floor are three well-proportioned bedrooms and a modern family bathroom. Externally, the property benefits from a front driveway providing off-road parking, a garage and an enclosed rear garden, ideal for outdoor relaxation. Further benefits include security cameras to both the front and rear of the property, with mains-powered Wi-Fi connectivity. A fantastic opportunity to purchase a beautifully presented home finished to an excellent standard. Early viewing is highly recommended!

- FULLY REFURBISHED THROUGHOUT
- THREE BEDROOM SEMI DETACHED HOUSE
- FINISHED TO A HIGH STANDARD
- SPACIOUS LOUNGE
- MODERN KITCHEN DINER
- INNER LOBBY
- FAMILY BATHROOM
- FRONT DRIVEWAY OFF ROAD PARKING
- GARAGE & ENCLOSED REAR GARDEN
- VIEWING HIGHLY RECOMMENDED







£200,000

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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 HALL

HALLWAY
Accessed via an attractive composite entrance door, the welcoming entrance hall immediately sets the tone for this beautifully refurbished home. Finished with stylish porcelain tiled flooring, the space provides a modern and practical introduction to the property, with access through to the main ground floor accommodation.



LOUNGE (FRONT)
13'7" x 12'10" (4.16 x 3.93)
The spacious lounge benefits from attractive oak flooring, a double-glazed bay window to the front aspect allowing plenty of natural light, an inset log burner and radiator.



LOUNGE (FRONT)



KITCHEN DINER
22'2" x 13'7" (6.78 x 4.15)
The impressive kitchen diner is finished with stylish porcelain tiled flooring and contemporary navy wall and base units, complemented by part-tiled walls. The kitchen is well equipped with an integrated Smeg double oven, bosch dishwasher, induction hob with extractor hood over, resin sink and drainer with Quettle boiling water tap. The fully serviced boiler is also located in a cupboard. There is ample space for a fridge freezer, a storage cupboard and room for a dining table and chairs. Bi-fold doors provide access to the rear garden, while recessed downlighting and a radiator complete this superb space



KITCHEN DINER



KITCHEN DINER



KITCHEN DINER



KITCHEN DINER



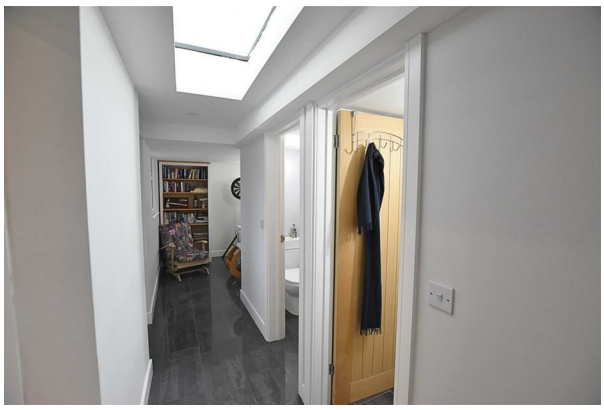
KITCHEN DINER



INNER LOBBY

20'0" x 6'6" (6.12 x 1.99)

The inner lobby provides a further useful and versatile area of the home, incorporating a handy utility area, cloakroom/WC and separate study, making it ideal for modern family living and those working from home.



WC



UTILITY



STUDY AREA



FIRST FLOOR LANDING

BEDROOM ONE

13'5" x 12'11" (4.10 x 3.94)

Bedroom one is a well-proportioned double room, featuring carpeted flooring, fitted wardrobes, radiator and a double-glazed bay window to the front aspect, allowing plenty of natural light.



BEDROOM ONE



BEDROOM TWO

15'0" x 8'9" (4.59 x 2.68)

Bedroom two is a well-presented room featuring carpeted flooring, a double-glazed window to the rear aspect and radiator.



BEDROOM THREE

8'10" x 8'3" (2.71 x 2.52)

Bedroom three features carpeted flooring, a double-glazed window to the front aspect, radiator and useful storage cupboard.



BATHROOM

9'2" x 5'6" (2.81 x 1.68)

The modern bathroom is fitted with a white three-piece suite comprising a bath, wash hand basin and WC, along with a separate shower area featuring a rainfall shower head. The room is finished with fully tiled walls, vinyl flooring, heated towel radiator and double glazed window.



BATHROOM



OUTSIDE

GARDENS

The beautifully presented rear garden offers a superb combination of outdoor space, featuring a large paved patio area ideal for outdoor dining and entertaining, leading onto a well-maintained lawn with a central paved pathway. Raised planted borders add interest, while a further decked seating area can be found to the rear. The garden also benefits from a timber shed and enclosed fencing, providing a good degree of privacy.



GARDENS



GARDENS

GARAGE



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

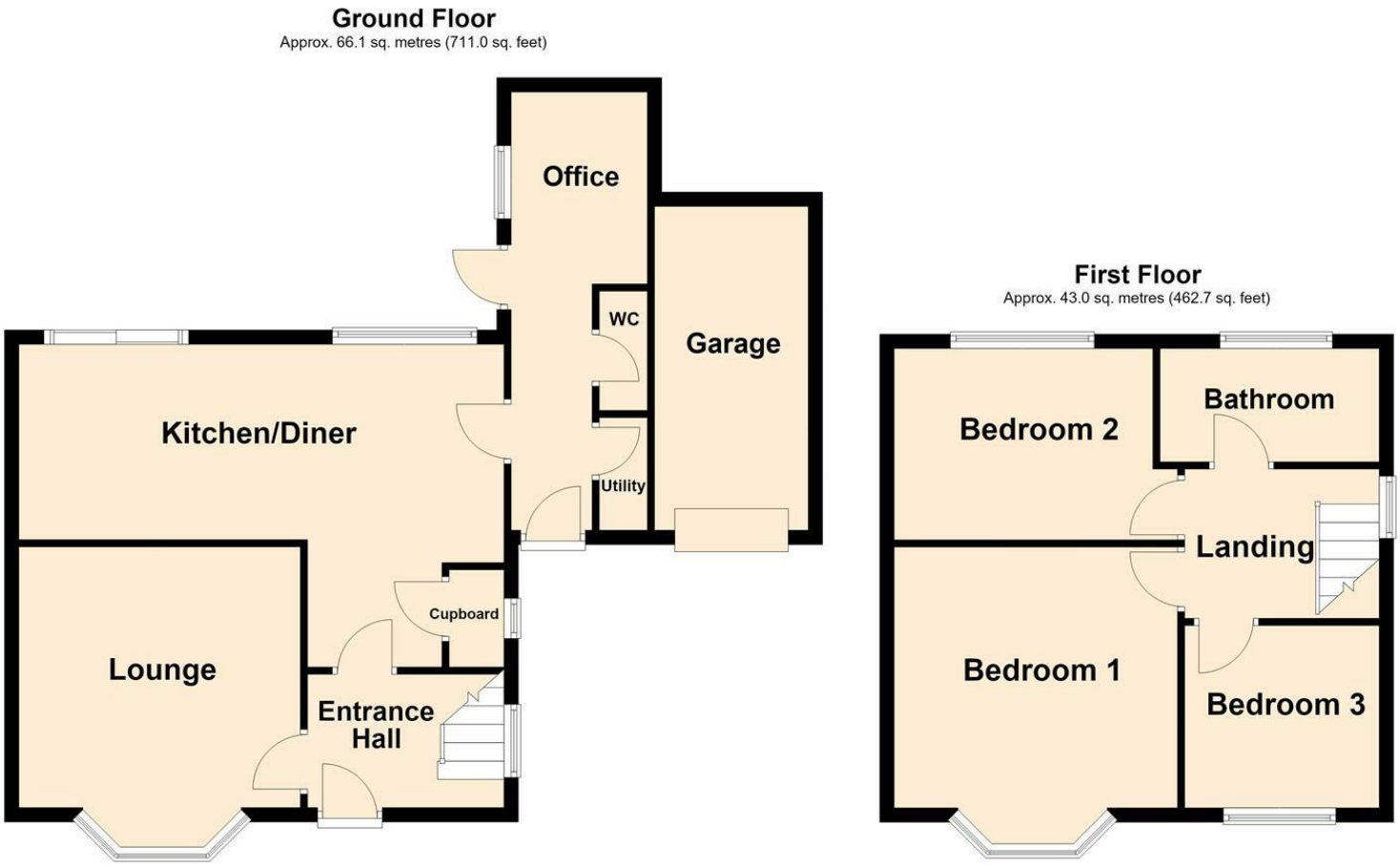
Council Tax Band - B
EPC - C

VIEWING ARRANGEMENTS

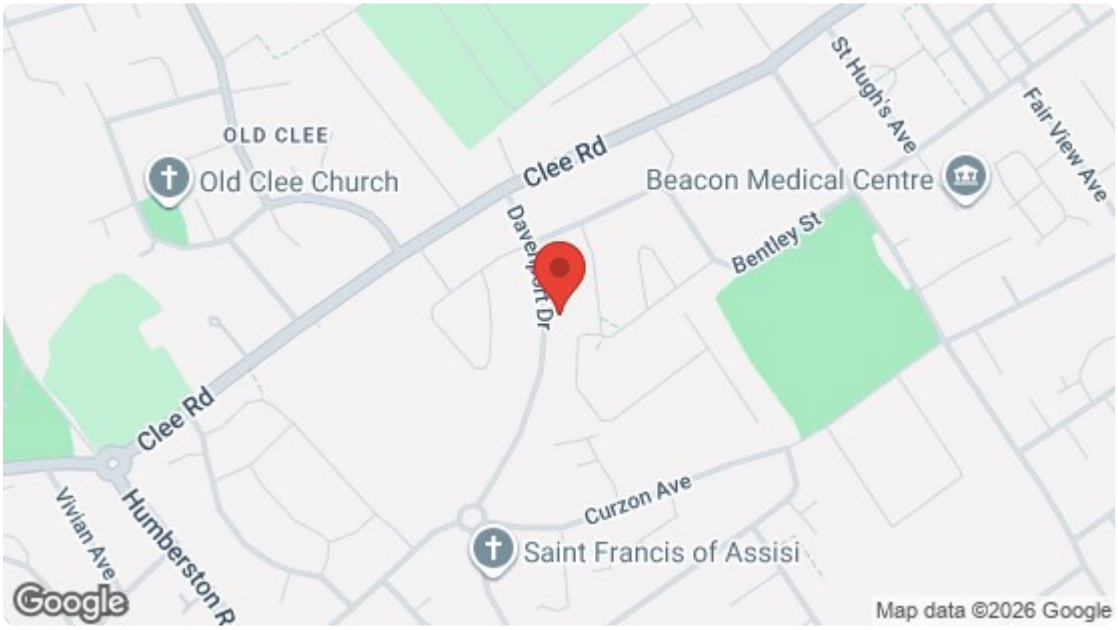
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

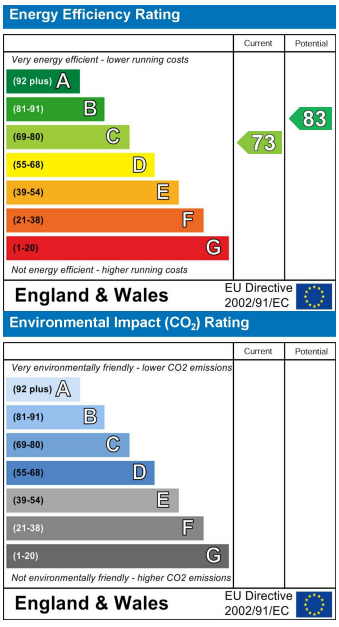
OPENING TIMES

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



Total area: approx. 109.0 sq. metres (1173.7 sq. feet)





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.