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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Berkeley Road

Cleethorpes
DN35 0NX

Offers in the Region Of £259,950

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Property Introduction

This NO FORWARD CHAIN superb detached chalet styled home is ideally located close to Cleethorpes Country Park and Cleethorpes Golf Club, offering generous and versatile living space across two floors. The ground floor features a welcoming entrance hallway with built-in storage, a bright and spacious living room, a good sized kitchen, a family bathroom, and one or two bedrooms depending on your layout preference to the ground floor. Upstairs, you'll find two further double bedrooms, a separate W.C., and a study—perfect for remote working or additional storage. The outdoor space is equally impressive, with a large driveway providing off-road parking for multiple vehicles, and a double-length garage that offers excellent potential as a workshop, storage area, or hobby space. This well-maintained home benefits from full gas central heating and uPVC double glazing. A fantastic opportunity to purchase a spacious and well-located family home – early viewing is highly recommended.

Hallway

uPVC double glazed door to the front elevation with two adjoining glazed panels. Pleasantly presented and having dado rail to the walls and coving to the ceiling. Tiled flooring. Two central heating radiators. Storage cupboards. Staircase leading to the first floor.

Lounge

12' 5" x 15' 9" (3.79m x 4.8m)

uPVC double glazed windows to the front and side elevations. Wall mounted fire. Coving to the ceiling. Central heating radiator.

Kitchen

14' 5" x 8' 8" (4.401m x 2.651m)

Offering uPVC double glazed window and entry door to the side elevation, the kitchen offers a good complement of fitted wall and base units with contrasting work surfacing with inset one and a half bowl sink and drainer. Integrated oven and four ring electric hob with extractor over. Plumbing and space for a washer and dryer. Tiled flooring. Wall mounted gas boiler. Central heating radiator.

Bathroom

6' 11" x 8' 8" (2.104m x 2.633m)

The bathroom is equipped with a close coupled w.c, pedestal wash hand basin and panelled spa bath with shower fitment. Separate shower cubicle. Coving and down lighting to the ceiling. Tiled flooring and walls. Central heating towel radiator. uPVC double glazed window to the side elevation.

Bedroom One

9' 11" x 13' 11" (3.020m x 4.238m)

uPVC double glazed window to the rear elevation. Central heating radiator. Coving to the ceiling.

Bedroom Two

9' 5" x 9' 11" (2.876m x 3.029m)

uPVC double glazed window to the side elevation. Central heating radiator. Coving and down lighting. Central heating radiator.

First Floor Landing

Having good sized storage cupboard and then doors off to the two first floor bedrooms, cloakroom and box room.

Bedroom Three

8' 10" x 15' 4" (2.696m x 4.674m)

uPVC double glazed window to the front elevation and a Velux window to the side. Central heating radiator. Eave storage.

Cloakroom

Equipped with a w.c and wash hand basin. Central heating radiator.

Box Room / Study

4' 2" x 6' 9" (1.282m x 2.057m)

A versatile space that could be used as a home office, storage or may even be possible to convert to a shower room (subject to builder/plumbers advice). Velux window.

Bedroom Four

15' 4" x 9' 0" (4.667m x 2.751m)

Offering two velux windows and having central heating radiator.

Outside

Larger than average drive that could easily accommodate up to 4 cars or standing for a caravan or similar. gated to the front and having driveway leading down to a double length garage. The rear garden is accessed via the side gate and is mainly laid to lawn and enjoys a great degree of privacy.

Garage

26' 1" x 9' 11" (7.955m x 3.024m)

With twin doors to the front elevation and having internal light and power.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band C: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Mortgage Services

Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

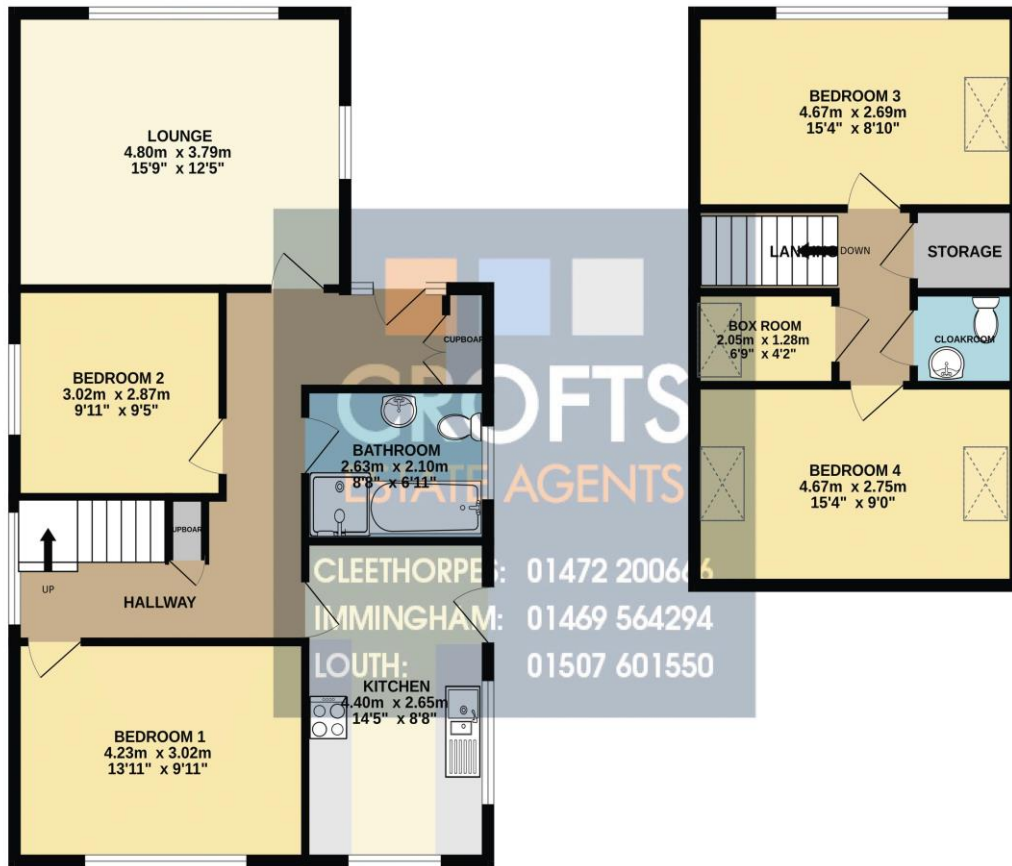
Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.



GROUND FLOOR
72.3 sq.m. (779 sq.ft.) approx.

1ST FLOOR
36.8 sq.m. (396 sq.ft.) approx.



TOTAL FLOOR AREA: 109.1 sq.m. (1175 sq.ft.) 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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