



Sanctuary Way, Grimsby, DN37 9RU

FOR SALE - £275,000

CanTERS

Chartered Surveyors

Early viewing is essential to fully appreciate this beautifully presented three-bedroom detached family home, extensively upgraded by the current owners to create a stylish and contemporary living space perfectly suited to modern family life.

At the heart of the property is an impressive open-plan living kitchen, designed for entertaining and everyday living alike. Featuring sleek high-gloss units, quality Bosch integrated appliances, remote-controlled Velux roof windows and spectacular aluminium bi-fold doors opening onto the landscaped rear garden, this space truly delivers the wow factor. Further highlights include a luxurious four-piece family bathroom, a contemporary ground-floor shower room, elegant oak veneered internal doors throughout, plantation shutters and attractive low-maintenance gardens ideal for relaxing and entertaining.

Benefitting from uPVC double glazing and gas central heating, the accommodation briefly comprises an entrance hallway, stunning open-plan living kitchen, dining room, sitting room and ground-floor shower room. To the first floor are three well-proportioned bedrooms and a beautifully appointed family bathroom.

Situated within the highly sought-after Wybers Wood development, Sanctuary Way enjoys a convenient position on the western edge of Grimsby. Residents benefit from excellent local amenities, including nearby shops, reputable schools, regular bus services and easy access to the A180, making commuting straightforward. Grimsby Golf Club and further educational facilities are also close by.

Welcoming Entrance Hallway	A contemporary composite entrance door opens into a stylish hallway featuring wood-effect LVT flooring, oak staircase detailing and a bright, welcoming atmosphere.
Open-Plan Living Kitchen	Undoubtedly the centrepiece of the home, this superb space combines practicality with luxury. The kitchen boasts an extensive range of cream high-gloss units, contrast ing work surfaces and breakfast bar seating. High-quality Bosch appliances include an induction hob, double oven and built-in microwave, complemented by a drinks cooler, integrated dishwasher and space for an American-style fridge freezer. The living area is flooded with natural light from Velux roof windows and bi-fold doors, creating a seamless connection between indoor and outdoor living. A feature media wall provides the perfect focal point for family gatherings and entertaining.
Ground Floor Shower Room	Beautifully finished with a vanity basin, WC, modern shower enclosure, electric underfloor heating and stylish tiling.
Dining Room	A versatile reception space ideal for formal dining, enhanced by plantation shutters and an open flow into the sitting room.
Elegant Sitting Room	A cosy yet sophisticated room featuring a striking media wall with inset stone-effect electric fire and plantation shutters.
First Floor	
Bedroom One	A generously sized principal bedroom complete with extensive fitted wardrobes and storage solutions.
Bedroom Two	A spacious double bedroom with fitted wardrobes and views over the rear garden.
Bedroom Three	Another well-proportioned bedroom, also benefiting from fitted wardrobes and plantation shutters.
Luxury Family Bathroom	Finished to an exceptional standard, this stunning bathroom features a freestanding bath set on a raised illuminated plinth, walk-in rainfall shower, concealed cistern WC and stylish vanity unit. Contemporary tiling, feature lighting and display niches add a boutique hotel feel.
Outside	The property enjoys attractive low-maintenance gardens to both front and rear. The landscaped rear garden has been thoughtfully designed for outdoor enjoyment, offering extensive sandstone paving, a decorative raised planter, specimen shrubs and a charming corner pergola, creating an ideal setting for alfresco dining and entertaining. External mood lighting and security lighting further enhance the appeal.
Tenure	We are verbally advised the property is Freehold, with formal confirmation awaited from the vendor's solicitor.

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Council Tax Band: 'C' (Subject to confirmation by the Local Authority)

EPC Rating: 'C'

Further Information And To View:

Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143.

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ADDITIONAL PHOTOS & PLANS



Hallway



Living Kitchen



Living Kitchen



Living Kitchen



Living Kitchen



Sitting Room

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ADDITIONAL PHOTOS & PLANS



Dining Room



Bedroom 1



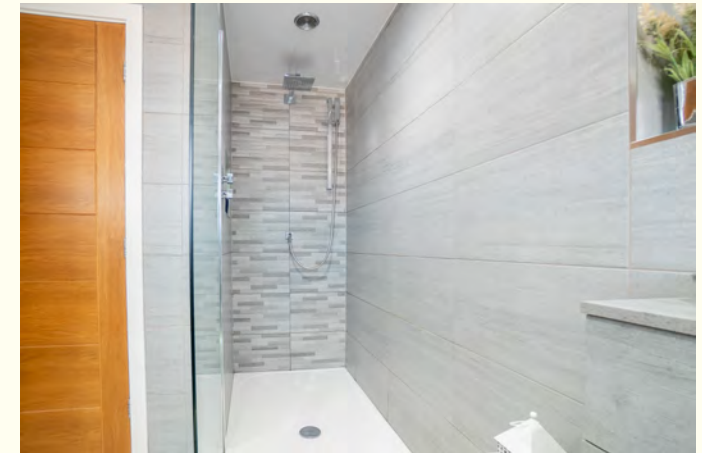
Bedroom 2



Bedroom 3



Family Bathroom



Family Bathroom

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ADDITIONAL PHOTOS & PLANS



Rear Garden



Rear Garden



Rear Garden



Rear Garden



Rear Garden



Front Garden

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