



8 Clubhouse Way, Humberston, DN36 4ZP
£340,000

Key Features:

- Detached Four Bedroom Home, Built in 2019
- Highly Regarded Residential Area
- Spacious Lounge and Separate Study/Snug
- Open Plan Kitchen Diner
- Utility Room and Downstairs Cloak/WC
- Four Double Bedrooms
- Main Bedroom with En Suite
- Family Bath/Shower Room
- Ample Driveway Parking and Garage
- Excellent School Catchment

Situated within a prestigious residential location off Humberston Avenue, this detached four bedroom home, built in 2019, offers spacious and versatile family living. Ideally placed for popular schools, local amenities, and a short drive to both Grimsby town centre and Cleethorpes seafront. Well presented throughout, the accommodation includes an entrance hall, lounge, and a separate study/snug, providing flexible living space. A full width open plan kitchen diner features modern shaker style units and integrated appliances, opening onto the rear garden and creating an excellent space for both family life and entertaining. A utility room and cloak/WC complete the ground floor. Upstairs, the property features four good sized double bedrooms, including the main bedroom with an en-suite, along with a family bathroom.

Outside, the property features well maintained gardens, with the rear garden enjoying a west facing aspect, and a summer house. The front offers ample driveway parking with space for a motor home with access to a single garage.



ENTRANCE HALL

15'11" x 6'6" (4.86 x 2.00)

Accessed via a modern composite front door. With a useful understairs storage cupboard, and wood effect LVT flooring.

CLOAKROOM/WC

5'6" x 3'1" (1.69 x 0.94)

Fitted with a hand basin and WC.

LOUNGE

15'10" x 11'11" (4.85 x 3.65)

To front aspect, with fireplace incorporating a modern electric fire.

STUDY/SNUG

10'1" x 8'7" (3.09 x 2.64)

A versatile room to front aspect, with continued LVT flooring.

KITCHEN DINER

28'0" x 10'0" (8.54 x 3.06)

Fitted with a range of modern shaker style units and contrasting worktops incorporating a stainless steel sink. Built-in double oven, gas hob with extractor over, integrated fridge/freezer and dishwasher. Continued LVT flooring. Rear aspect window, and double French doors opening onto the rear garden.

UTILITY ROOM

5'7" x 5'5" (1.71 x 1.66)

With sink unit, built-in wine cooler and plumbing for a washing machine. Wall mounted gas central heating boiler, and side entrance door.

FIRST FLOOR LANDING

With two built-in storage cupboards, and access to the loft.

BEDROOM 1

12'11" x 12'2" (3.96 x 3.72)

A front aspect main bedroom, featuring a large range of fitted wardrobes/storage.

EN SUITE

6'5" x 6'5" (1.98 x 1.96)

Fitted with a large shower enclosure, vanity unit and WC.

BEDROOM 2

13'3" x 12'1" (4.04 x 3.70)

Measured at widest point,
To front aspect.

BEDROOM 3

13'3" x 8'7" (4.05 x 2.63)

To rear aspect.

BEDROOM 4

13'3" x 8'7" (4.05 x 2.62)

To rear aspect.

FAMILY BATHROOM

10'2" x 7'11" (3.11 x 2.43)

Fitted with a large shower enclosure, bath, vanity unit, and WC.

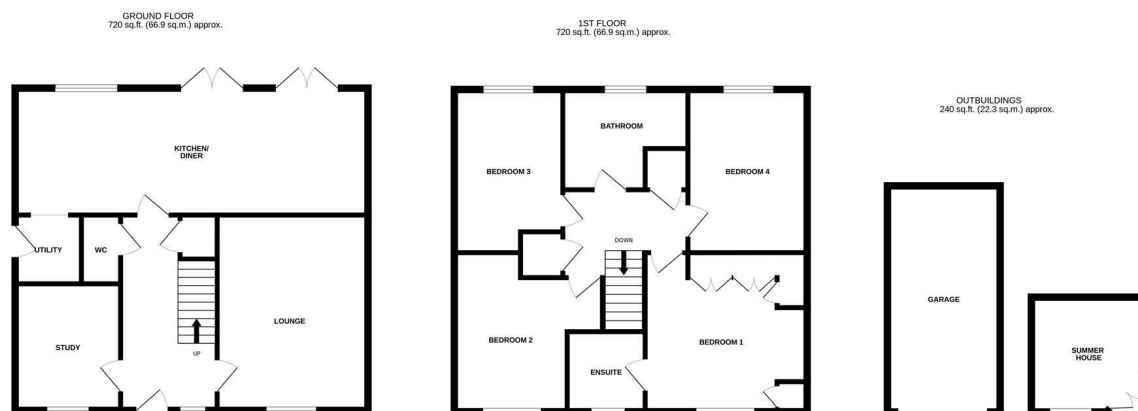
TENURE

Freehold

COUNCIL TAX BAND

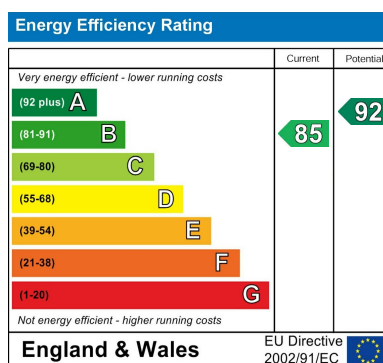
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TOTAL FLOOR AREA: 1679 sq.ft. (156.0 sq.m.) approx.

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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Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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