Joy Walker

ESTATE AGENTS



37 Drew Avenue

Grimsby, North East Lincolnshire DN32 0AY

We are delighted to offer for sale this spacious and thoughtfully extended three-bedroom semi-detached home, offering an excellent blend of generous accommodation, practical family living and impressive outdoor space. Situated in a convenient central Grimsby position, the property has been enhanced over the years to provide a flexible layout, including a substantial living room, separate dining room, sun room and utility space. The property benefits from gas central heating and uPVC double glazing with the accommodation comprising of Entrance hall, kitchen, dining room, conservatory, lounge/diner and to the first floor three double bedrooms and famile bathroom. Outside, the property offers considerably more than might first be expected, with a large rear garden, ample driveway parking, detached garage converted to store and games room/home studio. Currently arranged as a pool and darts room, this versatile additional building could equally lend itself to a home office, gym, hobby room, entertaining space or studio. With local amenities, well-regarded schools, bus routes, Grimsby Town Centre and People's Park all within easy reach, this is a home that combines space and versatility with a convenient everyday location. Viewing is essential to appreciate the accommodation and additional lifestyle space on offer.

- SPACIOUS EXTENDED SEMI-DETACHED HOME
- THREE DOUBLE BEDROOMS
- GENEROUS FAMILY ACCOMMODATION
- LARGE LOUNGE/DINER
- FITTED KITCHEN & SEPARATE DINING ROOM
- CONSERVATORY & UTILITY SPACE
- CONVERTED GARAGE TO STORE/GAMES ROOM
- LARGE REAR GARDEN & DRIVEWAY
- CENTRAL GRIMSBY LOCATION
- VIEWING ESSENTIAL







£199,950

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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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GROUND FLOOR
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ENTRANCE
Accessed via a glazed uPVC entrance door to the front of the property, leading into the welcoming reception hallway.

HALLWAY
The welcoming reception hall features ceiling coving, decorative picture rail, a dado rail and Camaro wood-effect flooring. Carpeted stairs with an open-spindle wooden balustrade rise to the first floor, with a useful storage cupboard beneath. A further walk-in cupboard provides excellent additional storage, while a white connecting door leads through to the remainder of the accommodation.



HALLWAY

KITCHEN
12'0" x 7'10" (3.68 x 2.4)
The kitchen is fitted with a good range of wood-effect wall and base units, complemented by contrasting work surfaces and tiled splashbacks. The suite incorporates a stainless-steel sink and drainer, gas hob with extractor hood above and a gas oven beneath. The room is finished with tiled walls to dado height, Camaro wood-effect flooring and a radiator. A uPVC double-glazed window with fitted blinds overlooks the rear aspect.



KITCHEN



UTILITY

10'10" x 5'1" (3.32 x 1.55)

Leading from the kitchen, the useful utility room is fitted with a range of wood-effect wall and base units, complemented by contrasting work surfaces and tiled splashbacks. There is ample space for an automatic washing machine, tumble dryer and fridge/freezer. The room is finished with tiled flooring and benefits from a uPVC double-glazed window with fitted blinds, together with a uPVC double-glazed door providing direct access to the driveway.



DINING ROOM

13'1" x 7'9" (3.99 x 2.38)

Accessed from the kitchen, this room features ceiling coving, newly laid carpeted flooring and a radiator. A uPVC double-glazed window overlooks the front aspect, while uPVC double-glazed French doors provide access to the conservatory.



DINING ROOM



CONSERVATORY

13'1" x 13'0" (4.00 x 3.97)

Accessed from the dining room, this useful additional reception space enjoys pleasant views over the garden through dual-aspect uPVC double-glazed windows. The room benefits from newly laid carpeted flooring, an insulated roof with inset downlights and a uPVC double-glazed door providing direct access to the patio area.



LOUNGE

24'11" x 11'1" (7.61 x 3.38)

This generously proportioned room offers ample space for both a dining table and lounge suite. A walk-in uPVC double-glazed bay window with fitted blinds overlooks the front aspect, while uPVC double-glazed sliding patio doors provide access to the rear garden. The room is finished with carpeted flooring, a coved ceiling, decorative ceiling roses and a dado rail. A particularly attractive feature is the ornate fire surround, complemented by a marble-effect hearth and back, housing an inset gas fire.



LOUNGE



LOUNGE



FIRST FLOOR

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FIRST FLOOR LANDING

Continuing with the carpeted flooring, the space features ceiling coving, a decorative picture rail and white panelled connecting doors. A uPVC double-glazed window to the side aspect provides plenty of natural light.

BEDROOM ONE

11'10" x 9'11" (3.61 x 3.04)

The master bedroom is positioned to the front of the property and benefits from a uPVC double-glazed window with fitted blinds, allowing plenty of natural light. The room features carpeted flooring, a radiator and an excellent range of built-in wardrobes, complemented by matching overhead cupboards and a dressing table.



BEDROOM ONE



BEDROOM TWO

11'10" x 8'9" (3.61 x 2.69)

The second double bedroom is situated to the rear of the property and benefits from a uPVC double-glazed window with fitted blinds, allowing plenty of natural light. The room is finished with carpeted flooring, a radiator and a comprehensive range of built-in wardrobes, complemented by matching drawers.



BEDROOM TWO



BEDROOM THREE

12'11" x 7'0" (3.96 x 2.14)

The third double bedroom benefits from dual-aspect uPVC double-glazed windows, including a rear-facing window with fitted blinds, providing plenty of natural light. The room is finished with carpeted flooring, a radiator and built-in wardrobes with matching drawers.



BATHROOM

8'0" x 6'0" (2.44 x 1.85)

The bathroom is fitted with a white three-piece suite comprising a panelled bath with electric shower over, pedestal wash hand basin and low-level flush WC. The room features tiled splashback areas, vinyl flooring, a radiator and ceiling coving, together with a uPVC double-glazed window to the front aspect providing natural light.



OUTSIDE



GAMES/STUDIO ROOM

14'0" x 11'10" (4.28 x 3.61)

The original brick-built garage has been thoughtfully converted to provide a useful storage area to the front, accessed via an up-and-over door and benefiting from power and lighting. To the rear is a versatile games room, currently utilised for leisure purposes but offering excellent potential for a variety of uses, including a home office, gym, bar or hobby room. The space benefits from power and lighting, carpeted flooring, a uPVC double-glazed window and a uPVC double-glazed door providing access to the garden.



GARAGE



THE GARDENS

The property occupies a pleasant corner position, with a walled frontage and an open driveway providing ample off-road parking. The front garden is predominantly laid to lawn, with mature planting adding interest to the borders. A double wrought-iron gate provides access to the side of the property, where there is a useful bin storage area and access to the rear garden. The generously sized rear garden enjoys a sunny aspect and is predominantly laid to lawn, with mature planted borders and a paved patio providing an ideal space for outdoor seating and entertaining. A paved pathway leads through the garden to a further raised patio area, while a timber shed provides useful additional garden storage.



THE GARDENS



THE GARDENS



COUNCIL TAX BAND & EPC RATING

Council Tax Band -
EPC -

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.

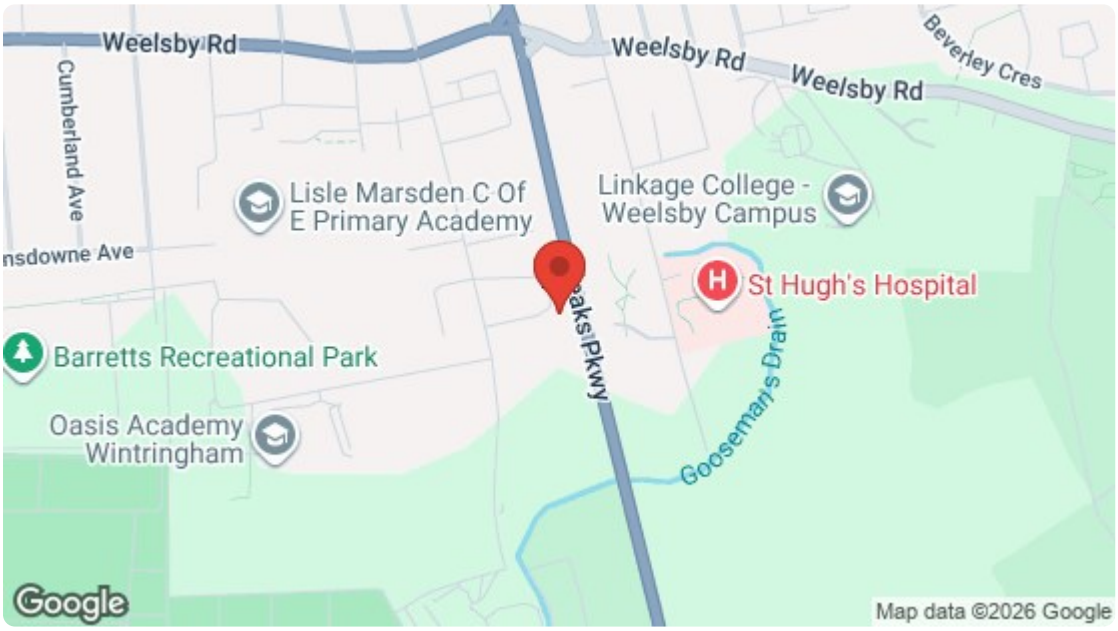
VIEWING ARRANGEMENTS

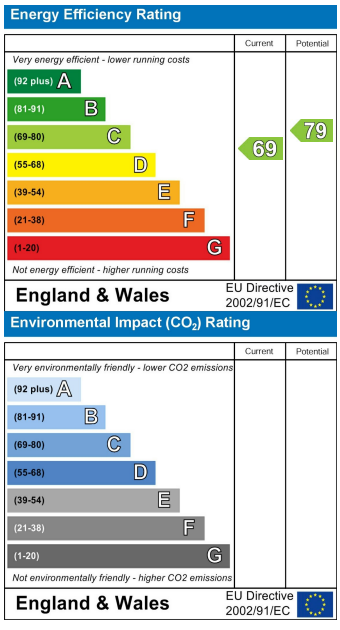
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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







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.