



4 ALDER AVENUE GRIMSBY, DN36 4ZE

£315,000
FREEHOLD

Beautifully presented four-bedroom detached family home situated in the highly desirable village of Humberston. Offering spacious modern living throughout, including a stunning lounge, superb dining kitchen, master bedroom with ensuite, fantastic-sized garden, driveway, and integral garage.



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4 ALDER AVENUE



DESCRIPTION

Situated in the highly sought-after village of Humberston, this beautiful modern four-bedroom detached home offers superb family living space, finished to an exceptional standard throughout. Stylishly presented and ready to move straight into, the property combines contemporary décor with spacious and versatile accommodation ideal for modern family life.

The ground floor boasts a stunning and generously proportioned lounge, providing the perfect space for relaxing and entertaining, while the impressive dining kitchen forms the heart of the home with ample space for family dining and social gatherings. Designed with both practicality and style in mind, the property offers bright and well-maintained interiors throughout.

To the first floor are four well-sized bedrooms, including a superb master bedroom complete with its own ensuite shower room, creating a comfortable private retreat. A modern family bathroom serves the remaining bedrooms.

Externally, the property enjoys a fantastic-sized rear garden, ideal for families, outdoor entertaining, or simply enjoying the space and privacy on offer. To the front, a driveway provides ample off-road parking and leads to the integral garage.

Positioned within a desirable residential area close to local amenities, reputable schools, and excellent transport links, this outstanding home offers everything required for modern family living. Early viewing is highly recommended.

LOUNGE

KITCHEN DINING

UTILITY ROOM

DOWNSTAIRS W.C

FIRST FLOOR HALLWAY

BEDROOM ONE

ENSUITE

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

FAMILY BATH&SHOWER ROOM

INTEGRAL GARAGE & GARDENS

4 ALDER AVENUE





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ADDITIONAL INFORMATION

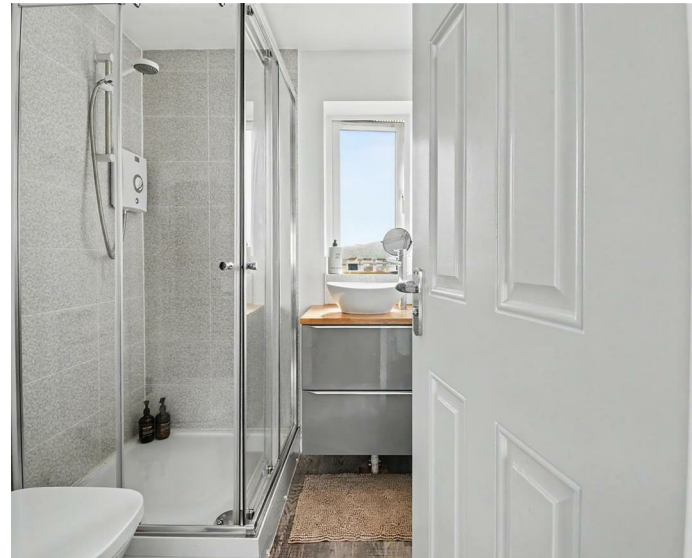
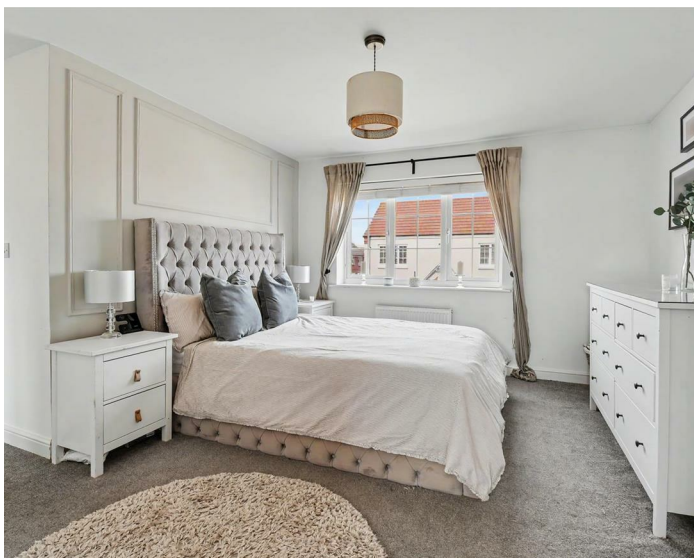
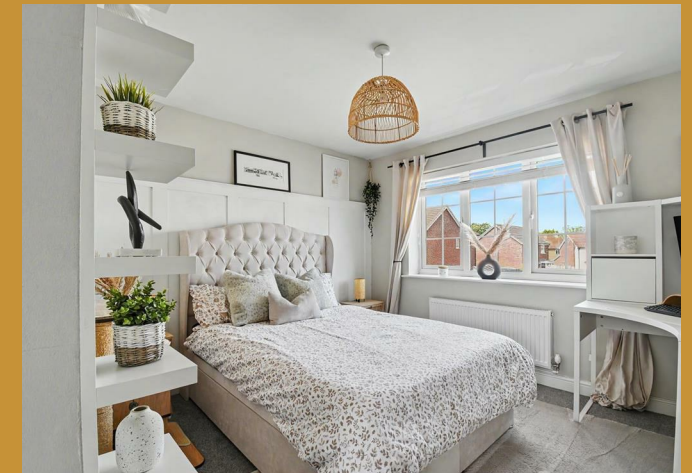
Local Authority –

Council Tax – Band E

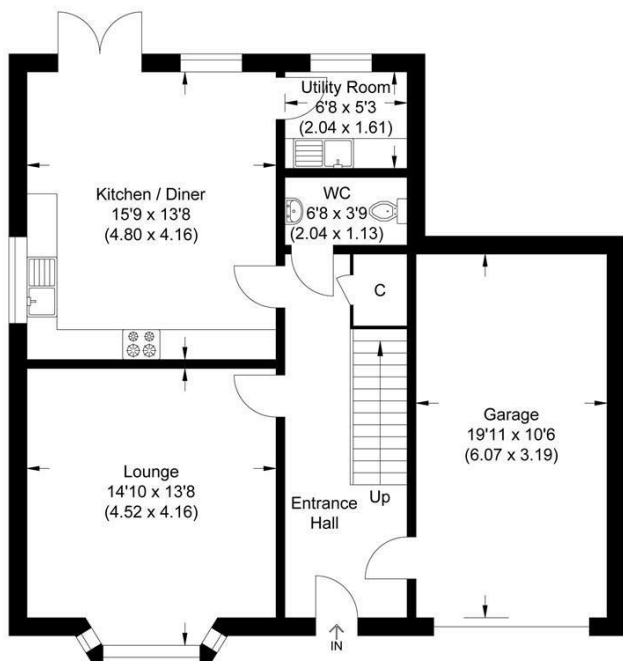
Viewings – By Appointment Only

Floor Area – sq ft

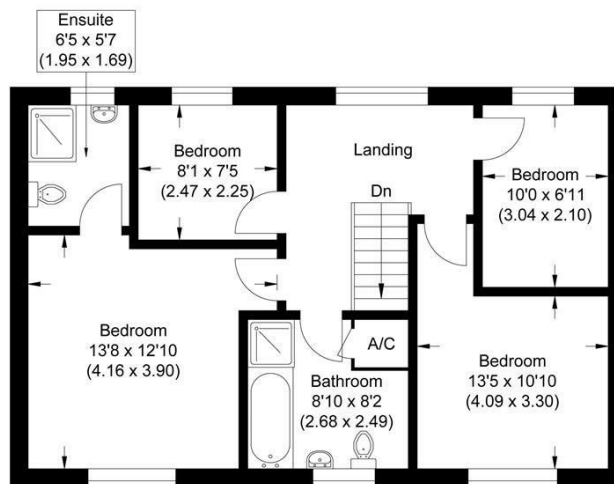
Tenure – Freehold



Approximate Gross Internal Area
 130.10 sq m / 1400.38 sq ft
 (Includes Garage)
 Garage Area 19.36 sq m / 208.38 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 93 |
| (81-91) B | | 83 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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