Joy Walker

ESTATE AGENTS



13 Hammerfest Avenue

New Waltham, Grimsby, North East Lincolnshire DN36 4FU

An excellent opportunity to acquire this attractive three-bedroom semi-detached home, situated within the popular Becklands development. Originally built by Cyden Homes, this well-presented property offers a modern layout, quality finishes and a superb opportunity for first-time buyers or growing families. The ground floor features a welcoming entrance hall, spacious bay-fronted lounge and a stylish open-plan kitchen-diner, complete with fitted appliances and porcelain floor tiling. A separate cloakroom adds further convenience. Upstairs are three well-proportioned bedrooms, with the principal bedroom benefiting from a generous en-suite. Two further bedrooms are served by a contemporary family bathroom fitted with a white three-piece suite, comprising a bath, washbasin and WC. The property also benefits from double glazing, efficient central heating, quality branded appliances and sanitaryware, together with the remaining term of the original ten-year new home warranty, subject to the relevant terms and conditions. An appealing modern home in a popular development and one that comes highly recommended for viewing.

- STYLISH THREE-BEDROOM SEMI-DETACHED HOME
- POPULAR BECKLANDS DEVELOPMENT
- IDEAL FIRST-TIME BUYER HOME
- SPACIOUS BAY-FRONTED LOUNGE
- OPEN-PLAN KITCHEN & DINING AREA
- QUALITY FITTED KITCHEN & APPLIANCES
- PRINCIPAL BEDROOM WITH EN-SUITE
- MODERN FAMILY BATHROOM
- REMAINING NEW HOME WARRANTY
- VIEWING HIGHLY RECOMMENDED







£229,950

58 St Peters Avenue, Cleethorpes, Lincolnshire, DN35 8HP Telephone: 01472 200818 Fax: 01472 200618

www.joywalker.co.uk

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

.

ENTRANCE

Accessed via a composite front door, the property opens into a welcoming reception hallway.



HALLWAY

Setting the tone for the rest of the modern accommodation, the welcoming hallway features tiled flooring and carpeted stairs with a white open-spindle balustrade and oak handrail. There is useful under-stairs storage, a radiator and oak connecting doors.



HALLWAY



KITCHEN DINER

17'6" x 10'0" (5.34 x 3.05)

The modern kitchen diner provides ample space for a family dining table, whilst retaining an open-plan feel with double oak doors leading through to the lounge, creating an ideal space for both everyday family life and entertaining. The kitchen is fitted with a range of attractive blue Shaker-style wall and base units, complemented by contrasting wood-effect worksurfaces and matching upstands. The worktops incorporate a composite sink and drainer, gas hob with stainless steel splashback and matching chimney-style extractor hood, with an electric fan-assisted oven beneath. There is also an integrated dishwasher, along with ample space for an automatic washing machine and freestanding fridge freezer. A matching larder unit neatly conceals the wall-mounted boiler. The room is finished with a uPVC double-glazed window and matching French doors overlooking the garden, both fitted with modern blinds. Further features include tiled flooring, radiator, downlights and a feature pendant light above the dining area.



KITCHEN DINER



KITCHEN DINER



KITCHEN DINER



LOUNGE

18'4" x 10'8" (5.59 x 3.27)

The generously sized lounge offers a bright and comfortable space, featuring double oak doors opening through to the dining kitchen and a uPVC double-glazed bay window to the front aspect, fitted with modern white slatted blinds. The room is finished with carpeted flooring and a radiator.



LOUNGE



LOUNGE



LOUNGE



LOUNGE



CLOAKROOM/W.C.

5'9" x 2'5" (1.76 x 0.76)

The handy cloakroom is fitted with a modern white two-piece suite comprising a low-level flush WC and corner pedestal wash hand basin, complemented by tiled splashbacks. The room is finished with tiled flooring, downlights, extractor fan and radiator.



FIRST FLOOR

.

FIRST FLOOR LANDING

The landing continues with carpeted flooring from the stairs and features modern white panelled connecting doors, a useful airing cupboard and loft access.



BEDROOM ONE

12'6" x 10'8" (3.82 x 3.26)

The master bedroom is a bright and well-presented space, featuring a uPVC double-glazed window to the front aspect with modern white slatted blinds. A feature acoustic-style panelled wall to dado height adds a stylish touch, complemented by carpeted flooring and a radiator. A range of modern white-fronted wardrobes provides ample storage, with a door leading through to the en-suite shower room.



BEDROOM ONE



BEDROOM ONE



EN SUITE SHOWER ROOM

6'3" x 4'3" (1.93 x 1.32)

The en-suite shower room is stylishly appointed with a modern white three-piece suite, comprising a walk-in shower with glazed screen and tiled splashbacks, low-level flush WC and vanity unit with useful storage and countertop-style wash hand basin, complemented by matching tiled splashbacks. The room is finished with downlights, vinyl flooring, heated towel rail, a mirror above the vanity unit and a shaving point. A uPVC double-glazed window to the front aspect, fitted with modern white slatted blinds, provides natural light.



BEDROOM TWO

8'10" x 8'8" (2.71 x 2.65)

The second generously sized double bedroom is situated to the rear of the property and benefits from a uPVC double-glazed window fitted with modern white slatted blinds, allowing plenty of natural light. A feature wall with contemporary panelling to dado height adds a stylish touch, complemented by carpeted flooring and a radiator.



BEDROOM THREE

9'5" x 8'3" (2.88 x 2.54)

The third bedroom is another generously sized room, currently utilised as a dressing room and home office, offering excellent versatility to suit a range of needs. The room features a uPVC double-glazed window to the rear aspect, fitted with modern white slatted blinds, along with carpeted flooring and a radiator.



FAMILY BATHROOM

6'11" x 5'6" (2.13 x 1.70)

The family bathroom is well appointed with a modern white three-piece suite comprising a bath with hand shower attachment, vanity unit with useful storage and wash hand basin, and low-level flush WC. The room is finished with part-tiled walls, vinyl flooring, downlights, extractor fan and heated towel rail. A uPVC double-glazed window to the side aspect, complete with fitted blind, provides plenty of natural light.



OUTSIDE

THE GARDENS

The property enjoys an attractive open-plan lawned front garden, with a paved pathway leading to the entrance and a paved driveway providing ample off-road parking. Double wooden gates open onto a further driveway, giving access to the rear garden and detached garage. The enclosed rear garden is a lovely private outdoor space, featuring two paved patio areas with matching pathways running around the central lawn. An ideal setting for enjoying lazy summer mornings, relaxing afternoons or entertaining on warm summer evenings.



THE GARDENS



THE GARDENS



GARAGE
The detached brick-built garage features an up-and-over door to the front and is equipped with power and lighting, providing useful additional storage or parking space.

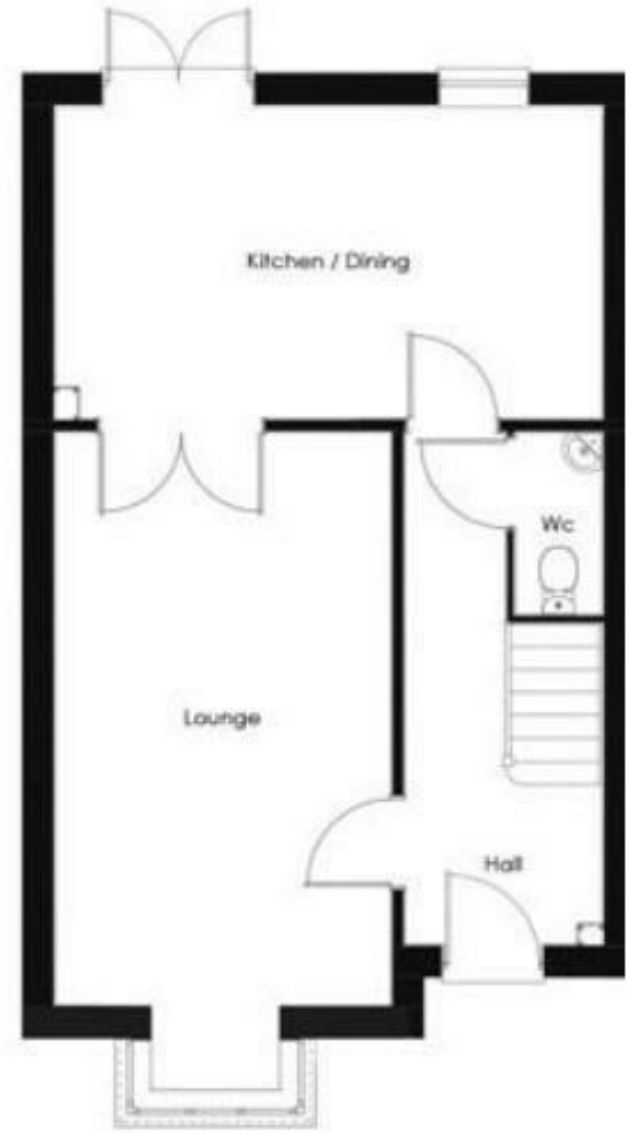
TENURE - FREEHOLD
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details. lease consult us for further details. in addition there is a green belt annual fee for the maintenance of the common areas which is in the region of £250 which could change. Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND & EPC RATING
Council Tax Band - C
EPC - B

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

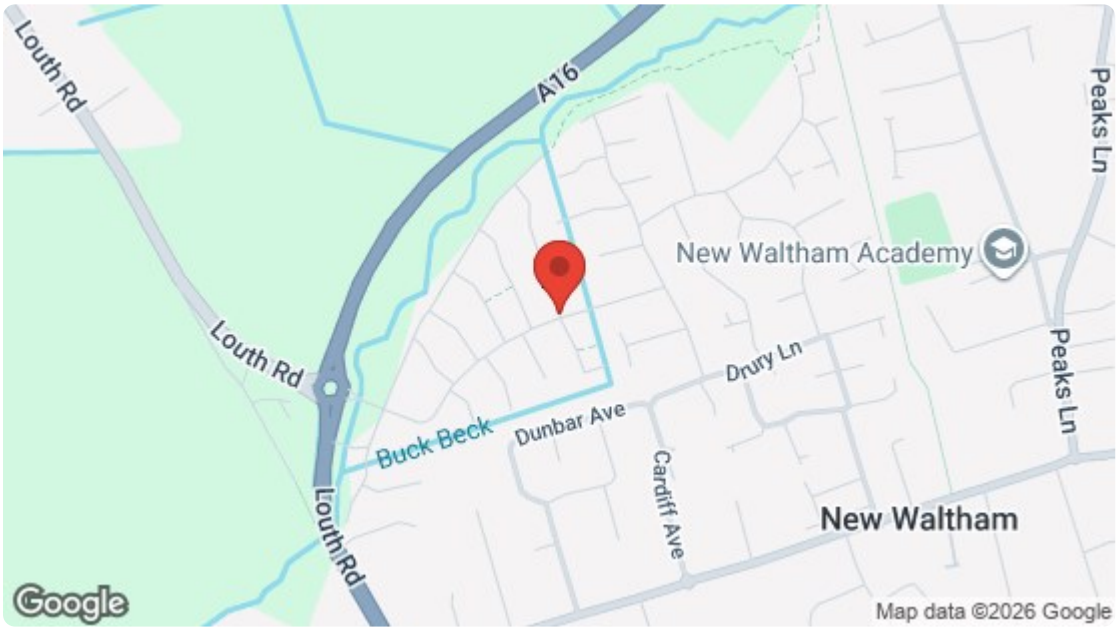
OPENING TIMES
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

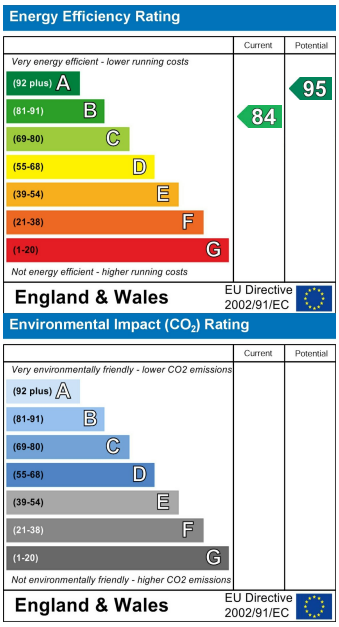
THE SERPENTINE



THE SERPENTINE







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.