



## 76 Westkirke Avenue Scartho, Grimsby, North East Lincolnshire DN33 2HT

A stunning FOUR BEDROOM DETACHED FAMILY HOME which is located at the end of the cul de sac in the popular area of Scartho which is well served by excellent facilities including shopping, regular bus services and being within catchment of the highly regarded Toll Bar Academy. The fashionably presented accommodation has been upgraded with no stone left under turned over recent years to include: Entrance hall, formal lounge, dining room and separate sitting room, fully fitted/integrated kitchen/breakfast room, utility room and cloakroom/wc to the ground floor, plus four double bedrooms one with an en suite and a family bathroom/wc to the first floor. Integral garage. Gas central heating system. Triple glazing to all windows excluding the rear door. Front garden with off road parking plus an excellent sized enclosed rear garden. Properties of this quality rarely come to the market so an early viewing is strongly recommended.

**£319,000**

- 'TURN KEY' CONDITION THROUGHOUT
- IMMACULATEDLY PRESENTED WITH STYLISH ACCOMMODATION
- THREE RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- UTILITY & CLOAKS/WC
- FOUR DOUBLE BEDROOMS
- EN SUITE & FAMILY BATHROOM/WC
- INTEGRAL GARAGE
- GAS CENTRAL HEATING & EXTENSIVE TRIPLE GLAZING
- DELIGHTFUL GARDENS



## 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.

## ACCOMMODATION

## MEASUREMENTS

All measurements are approximate.

## GROUND FLOOR

### ENTRANCE HALL

Approached via a composite entrance door having triple glazed opaque side lights. This hallway has a striking engineered oak floor, radiator with a decorative cover and wall panelled to dado height, the spelled staircase leads up to the first floor which has open storage below.



### ENTRANCE HALL



### LOUNGE (FRONT)

16'5" x 11'8" (front) (5.01 x 3.56 (front))

This fabulous contemporary styled formal lounge has a triple glazed window to the front elevation plus a smaller window to the side of this marble effect fire surround which is inset with a living flame gas fire. Radiator



## LOUNGE



## KITCHEN/BREAKFAST ROOM

This stunning kitchen is fitted with an excellent range of Kashmir and Downpipe grey built in base and wall cupboards incorporating an integrated fridge, freezer and dishwasher together with a built in combination oven with warming drawer below plus a second electric oven, an induction hob with an extractor and a small wine cooler. The Quartz working surfaces are inset with a resin sink including a Abode boiling hot water tap and to complete this area is a large island unit/breakfast bar area and a small media wall which can house a TV. Triple glazed window to the rear elevation. Vertical white radiator. LVT flooring. Open access leads into the sitting room.



## KITCHEN/BREAKFAST ROOM



## KITCHEN/BREAKFAST ROOM



### REAR SITTING ROOM

14'1" x 11'4" (4.31 x 3.47)

Open access from the kitchen this lovely additional sitting/day room is fitted with a striking engineered oak floor, radiator and triple glazed windows to the rear elevation plus triple glazed french doors. Included in the sale is the black cast iron gas stove with matching chimney. Double doors opens into the



### SITTING ROOM



### DINING ROOM

10'9" x 11'6" (3.28 x 3.53)

This excellent sized dining room has an engineered oak floor, triple glazed window and radiator.



### DINING ROOM



### UTILITY ROOM

Again fitted with Kashmir base and wall cupboards including contrasting work surfaces which is inset with a resin sink unit having additional lighting above and ,LVT flooring. Triple glazed window to the rear elevation plus a uPVC rear door. The Ideal boiler is concealed within a matching unit. Radiator.



### UTILITY ROOM



### CLOAKS/WC

Fitted with a wall mounted sink and a low flush wall hung wc. The walls are tiled in an attractive contrasting grey mottle ceramic tile. Triple glazed window. Radiator.



### FIRST FLOOR

#### LANDING

The first floor landing has hand painted wall panelling leading up from the ground floor, access to roof space, and radiator, Useful fitted airing cupboard.



**BEDROOM 1**

12'10" x 9'7" (3.92 x 2.93)

Fitted with an excellent range of bedroom furniture including floor to ceiling wardrobes which provides excellent hanging space together with central drawer units. Radiator. Triple glazed window to the front elevation and coving to ceiling. Door leads into the en suite



**BEDROOM 1**



**EN SUITE**

3'10" x 8'1" (1.17 x 2.47)

This fully tiled en suite is fitted with a walk in shower area having a glass sliding door to the front and a vanity unit including a semi recessed sink with cupboards below. Triple glazed window. Heated towel rail. The en suite is fully tiled in a striking ceramic tile.



**EN SUITE**

**BEDROOM 2 (REAR)**

8'11" x 12'4" (2.74 x 3.77)

Triple glazed window. Radiator.



## BEDROOM 2



## BEDROOM 3 (REAR)

Triple glazed window. Radiator.



## BEDROOM 3



## BEDROOM 4 (FRONT)

12'7" x 12'0" (3.84 x 3.66)

Triple glazed window and radiator. This bedroom is fitted with a useful desk/drawer area together with built in wadrobes.



## BEDROOM 4



## FAMILY BATHROOM

7'6" x 7'5" (2.31 x 2.27)

Fitted with a panelled bath having a hand held shower spray, a vanity unit including a semi recessed sink with cupboards and a concealed wc . Heated towel rail. Triple glazed window. Inset spot lights to ceiling. The walls are fully tiled including a vertical mosaic pattern above the bath area. Tiled flooring.



## OUTSIDE



## INTEGRAL GARAGE

Up and over door to the front, light and power.

## THE GARDENS

The property stands in both front and rear gardens, the open plan fore garden has off road parking for two cars on a concrete driveway which is edged in decorative block work, this area is also planted with established ornamental tree in a pebbled bed. The excellent enclosed rear garden contains a substantial lawned area which is edged with uniformed decorative trees planted within pebbled borders. Situated at the rear of the garden is a paved patio area ideal for outside entertaining. . To the side of the property is a blocked paved area having a timber entrance gate. Outside tap



## 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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 firm's 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.