



## 217 Brereton Avenue Cleethorpes, North East Lincolnshire DN35 7RG

In the agent's opinion, this is one of the finest FOUR BEDROOM end-terrace homes in this popular location, offering views across Sidney Park, having an irresistible blend of period charm and modern style. Beautifully and sympathetically modernised by the current owners, this elegant home retains its original character features while boasting stylish, contemporary living spaces throughout. From the moment you step through the impressive ornate entrance door, the grand hallway with its magnificent carved wooden staircase sets the tone for what's to come. The ground floor offers an abundance of space with a welcoming lounge, a cozy sitting room, and a spacious dining room that flows seamlessly into the modern, well-appointed kitchen, perfect for family living and entertaining alike. Upstairs, there are four generous double bedrooms, including a luxurious master suite with an en suite shower room and a private balcony with picturesque park views. A beautiful family bathroom completes this floor. A fixed staircase leads to the versatile attic space, currently used as a home gym and relaxation area, offering even more flexibility and storage. Outside, the property features off-road parking and an attached garage, while the enclosed rear garden provides a peaceful retreat complete with a sun room that currently houses a large Koi Carp pond, the perfect spot to unwind and enjoy the surroundings. With its superb presentation and spacious layout an early viewing is strongly recommended to truly appreciate everything this exceptional home has to offer.

**£220,000**

- SUBSTANTIAL END TERRACE HOUSE
- VIEWS OVER PARK
- LOUNGE
- KITCHEN
- SITTING ROOM
- DINING ROOM
- FOUR BEDROOMS
- GYM/ SITTING ROOM
- BATHROOM
- GARDEN ROOM



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE PORCH

A decorative coloured glazed original entrance door leads into this fabulous L shaped entrance hall.

#### ENTRANCE HALL

Oozing original character including the stunning hand carved staircase, deep skirting boards and coving to the ceiling but has been enhanced by the modern take of the coloured tiled patterned floor, hand painted wall panelling to dado height which is enhanced by the William Morris wallpaper. Superb built in cloaks and show cupboard with additional storage beneath the staircase.

#### ENTRANCE HALL

With views up the staircase



#### THE CARVED STAIRCASE



#### CLOAKS/WC

Fitted with a low flush wc small wash hand basin, fitted meter cupboard and tiling to the floor and walls. Ornate coloured original glazed window with the enclosed meter cupboard beneath.



## LOUNGE (FRONT)

14'8" x 14'6" (4.48 x 4.43)

The excellent sized lounge has a double glazed wooden bay window to the front elevation, deep skirting boards, coving and plaster rose to ceiling, a fitted picture rail and radiator. The focal point of the room is the carved wooden fire surround which has a decorative green tiled hearth and being inset with a living flame gas fire.



## SITTING ROOM

This cozy additional sitting room has a window to the side elevation, coving to ceiling and fitted picture rail together with a radiator with a decorative cover. Borrowed light from the entrance hall. Again having a wooden fireplace with provision for an open fire with two bespoke cupboards either side of the fireplace.



## DINING/MORNING ROOM

18'4" x 12'9" (5.6 x 3.9)

This very spacious dining room has a striking laminate floor, radiator with a decorative cover together with coving to ceiling and a fitted picture rail. Two windows to the side elevation and again the focal point is the wooden fire surround which is inset with a living flame gas fire.



## DINING/MORNING ROOM



## KITCHEN

12'9" x 11'6" (3.91 x 3.52)

With an open access from the dining room this country style kitchen has an abundance of pale green base and wall cupboards including a housing for an American fridge/freezer (included in the sale) together with space for a slot in cooker again included in the sale which has an extractor fan above. The beech block style wooden work surfaces are inset with a Butler sink unit and has space beneath for a dishwasher. Extensively tiled walls. Two sash windows. Tiled flooring.



## KITCHEN



## FIRST FLOOR

### FIRST FLOOR LANDING

The stunning hand carved staircase, wall panelling and William Morris wall paper continues from the ground floor and includes a fabulous original coloured ornate leaded window to the half landing.



### BEDROOM ONE (FRONT)

12'6" x 11'10" (3.83 x 3.61)

With views from the balcony via double glazed French doors over Sidney Park, this luxurious styled main bedroom has hand painted wall panelling to dado height, coving to ceiling and a modern Victorian style radiator. Behind the mock walls is deep wardrobe cupboard and a fabulous en suite shower room.,



## BEDROOM ONE



## EN SUITE SHOWER ROOM

9'6" x 7'4" (2.92 x 2.25)

Cleverley concealed behind what looks like a double wardrobe cupboard is the contemporary styled shower room which includes a glass fronted bi folding door to the tiled shower cubicle which has two shower heads, a small vanity unit and a low flush wc. The remainder of the walls are also tiled together with inset spot lights to ceiling. Heated towel rail.



## VIEW FROM THE BALCONY



## BEDROOM TWO

11'5" x 12'0" (3.50 x 3.67)

Single glazed ornate window, radiator and coving to ceiling. Original fitted cupboards either side of the chimney breast.



### **BEDROOM THREE**

12'2" x 10'5" (3.72 x 3.19)

Single glazed window, radiator and a paddle staircase which leads up to the attic room



### **BEDROOM THREE**



### **ATTIC SPACE**

Accessed via a fixed paddle staircase from bedroom three, this attic space includes:-

### **STORAGE AREA**

11'1" x 6'1" (3.39 x 1.86)

Fitted cupboards which provides excellent storage. Steps leads up to:-



## GYM/SITTING ROOM

20'1" x 13'5" (6.13 x 4.10)

This spacious area includes seating and gym areas with two Velux windows.



## SITTING AREA



## GYM AREA

## BEDROOM FOUR

12'11" x 11'11" (3.96 x 3.64)

This fourth double bedroom has a single glazed window, radiator having a decorative cover and coving to ceiling.



## BEDROOM FOUR



## FAMILY BATHROOM/WC

9'6" x 7'4" (2.92 x 2.25)

This stylish bathroom includes a free standing bath having a central shower spay/taps, a large pedestal wash hand basin and a low flush wc. Half tiled walls in white having a striking black border to dado height. A Victorian style radiator/heated towel rail. Tiled floor. Original fitted airing cupboard. Fitted picture rail.



## FREE STANDING BATH



## OUTSIDE



## ATTACHED GARAGE

18'6" x 10'6" (5.65 x 3.21)

Door to the front plus a personal door to the rear. Light and power.



## THE GARDENS

The property stands in both front and rear gardens, the fore garden is concrete for ease of maintenance which also provides additional off road parking. The enclosed rear garden has a paved area which extends to the covered seating area which is ideal for outside entertaining, the remainder of the garden has an artificial lawned area with slightly raised decking to the rear.



## THE GARDENS



## GARDEN ROOM

8'0" x 13'1" (2.46 x 3.99)

At present this garden room houses the raised Koi Carp fish pond and has single glazed windows and doors which overlooks the garden.



## 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.

## COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC -

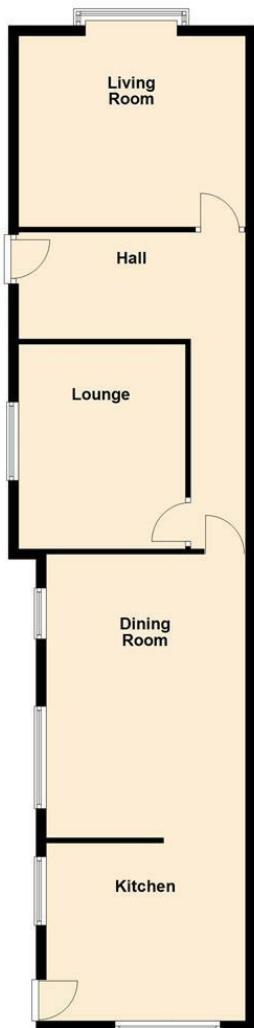
## OPENING TIMES

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

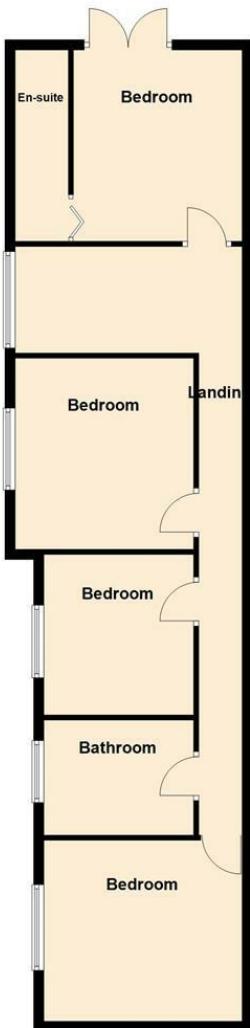
## VIEWING ARRANGEMENTS

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

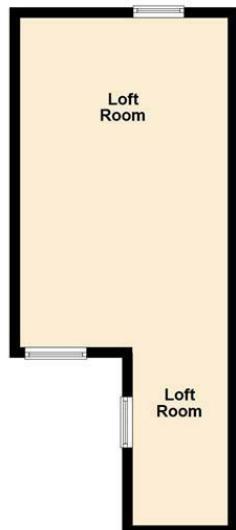
**Ground Floor**  
Approx. 81.5 sq. metres (877.7 sq. feet)



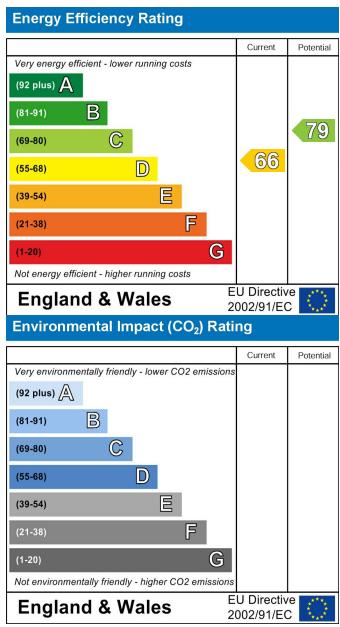
**First Floor**  
Approx. 79.9 sq. metres (859.6 sq. feet)



**Second Floor**  
Approx. 33.0 sq. metres (355.6 sq. feet)



Total area: approx. 194.4 sq. metres (2092.9 sq. feet)



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.