Joy Walker

ESTATE AGENTS



27 Swaby Drive

Cleethorpes, North East Lincolnshire DN35 9PB

Joy Walker Estate Agents are delighted to offer for sale this impressive four-bedroom semi-detached property set within a highly desirable part of Cleethorpes, Conveniently located close to a variety of local amenities and well-regarded schools, including the Ofsted-rated Outstanding Middlethorpe Primary Academy, it offers both comfort and convenience. The property has been thoughtfully extended to create a spacious and adaptable home, ideal for family living. The interior provides a welcoming and versatile layout featuring a generous open-plan living and dining space alongside a modern kitchen diner, perfect for both everyday use and entertaining guests. The ground floor also benefits from a well-sized main bedroom, a family bathroom and an additional separate shower room. To the first floor, three further bedrooms are neatly arranged within the dormer extension offering ample space for family members, guests, or even a home office. Outside the property boasts a recently updated block-paved driveway, a detached garage and an easy-to-maintain rear garden. Two steel-framed gazebos enhance the outdoor space providing sheltered areas ideal for dining, relaxing, or creating a dedicated entertainment zone all year round. Viewing is highly recommended to appreciate the what this family home offers.

- SOUGHT AFTER CLEETHORPES LOCATION
- EXTENDED FAMILY HOME
- OPEN PLAN KITCHEN SUNROOM/DINER
- LOUNGE
- DINING ROOM
- FOUR BEDROOMS
- TWO BATHROOMS
- VERSITILE ACCOMMODATION
- LOW MAINTENANCE REAR GARDEN
- DETACHED GARAGE & OFF ROAD PARKING







£229,950

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www.joywalker.co.uk

MEASUREMENTS
All measurements are approximate.

ACCOMMODATION
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ENTRANCE
Accessed to the side of the property via a uPVC double glazed door leading to the reception hallway.

HALLWAY
The welcoming hallway has coving to the ceiling, hand painted wood panelling to dado height, radiator and carpeted flooring.



KITCHEN DINER
5.94 x 3.16
The kitchen benefits from a large range of cream fronted shaker style wall and base units with contrasting work surfaces and tiled splashbacks incorporating a stainless steel sink and drainer, electric oven and hob with extractor hood above and ample space for further appliances. A matching island with solid wood top provides further storage and a handy work space. Finished with wall mounted boiler, coving to the ceiling, Herringbone vinyl flooring, radiator, uPVC double glazed window overlooking the garden. The kitchen is open plan to the dining area which is presently being used as a reading room with continued decoration, wood panelling to dado height, further radiator, light window to the dining room and uPVC double glazed patio doors leading to the garden.



KITCHEN DINER



KITCHEN DINER



KITCHEN DINER



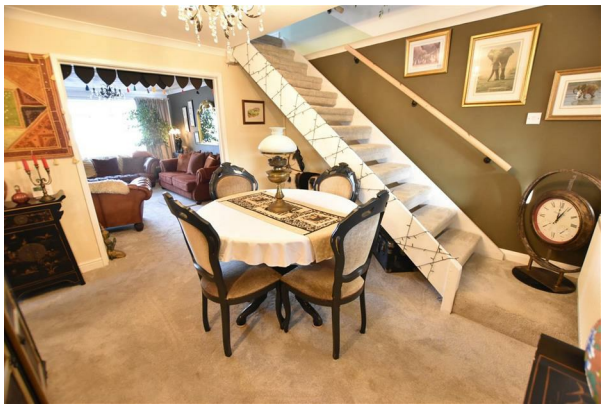
DINING ROOM

3.63 x 3.60

The dining room can be used fo an array of things with a growing family and has coving to the ceiling, a light window of looking the kitchen diner, newly fitted carpeted flooring, radiator and carpeted stairs leading to the first floor. Open to the lounge.



DINING ROOM



LOUNGE

15'3" x 11'10" (4.65 x 3.63)

The lounge is open to the dining room and has continued decoration and newly laid carpeted flooring, coving to the ceiling, radiator and a uPVC double glazed window. This room could be enclosed and create a fifth bedroom.



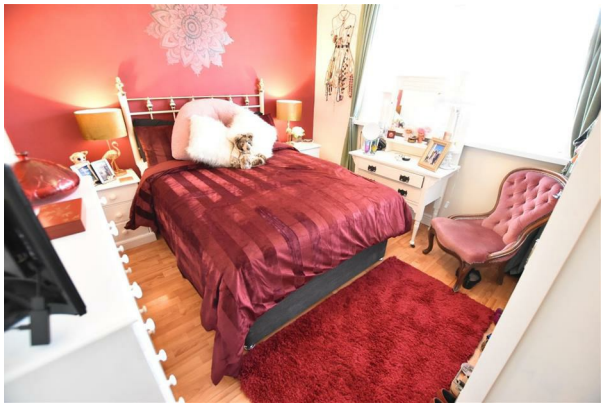
LOUNGE



BEDROOM ONE - GROUND FLOOR

11'4" x 9'10" (3.46 x 3.01)

The first of the double bedrooms is to the ground floor and has a uPVC double glazed window to the front aspect. coving to the ceiling, wood effect laminate flooring and radiator.



BATHROOM

7'6" x 5'3" (2.29 x 1.62)

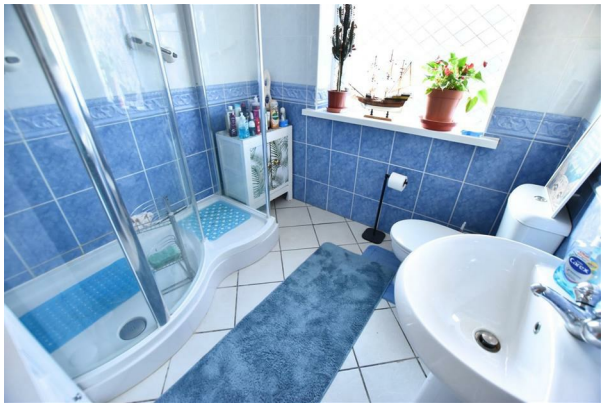
The bathroom benefits from a white three piece suite comprising of; Bath, pedestal hand wash basin and low flush wc. Finished with full tiling to the walls and floor, heated towel rail, down lights to the ceiling and a uPVC double glazed window to the side aspect. Loft access to the ceiling.



SHOWER ROOM

8'3" x 7'3" (2.54 x 2.23)

The shower room benefits from a white three piece suite comprising of; Large walk in shower with glazed screens, pedestal hand wash basin and low flush wc. Finished with full tiling to the walls and floor, heated towel rail and a uPVC double glazed window to the side aspect.



FIRST FLOOR

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FIRST FLOOR LANDING

BEDROOM TWO

8'2" x 8'3" (2.49 x 2.53)

The second double bedroom has a uPVC double glazed window, wood effect laminate flooring and radiator.



BEDROOM THREE

10'0" x 7'10" (l-shaped) (3.05 x 2.41 (l-shaped))

The third bedroom has a uPVC double glazed window to the rear aspect, wood effect laminate flooring and radiator.





BEDROOM FOUR

2.04 x 2.1

Has a Velux style window, wood effect laminate flooring and radiator.

OUTSIDE

THE GARDENS

The property sits away from the road with a low walled boundary and red brick driveway providing ample off road parking and leading to wooden gates with the detached garage and private rear garden behind. The front garden is laid with shingles and mature planting to the borders. The rear garden is enclosed by fencing and is laid with red brick paving for ease, having section of artificial grass with two steel framed gazebo's that are ideal for summer relaxing. Decorative trellis fencing divides them, further storage provided via the timber shed.



THE GARDENS



THE GARDENS



THE GARDENS



DETACHED GARAGE
The detached garage has an up and over door and is fitted with electric and lighting.

FRONT 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.

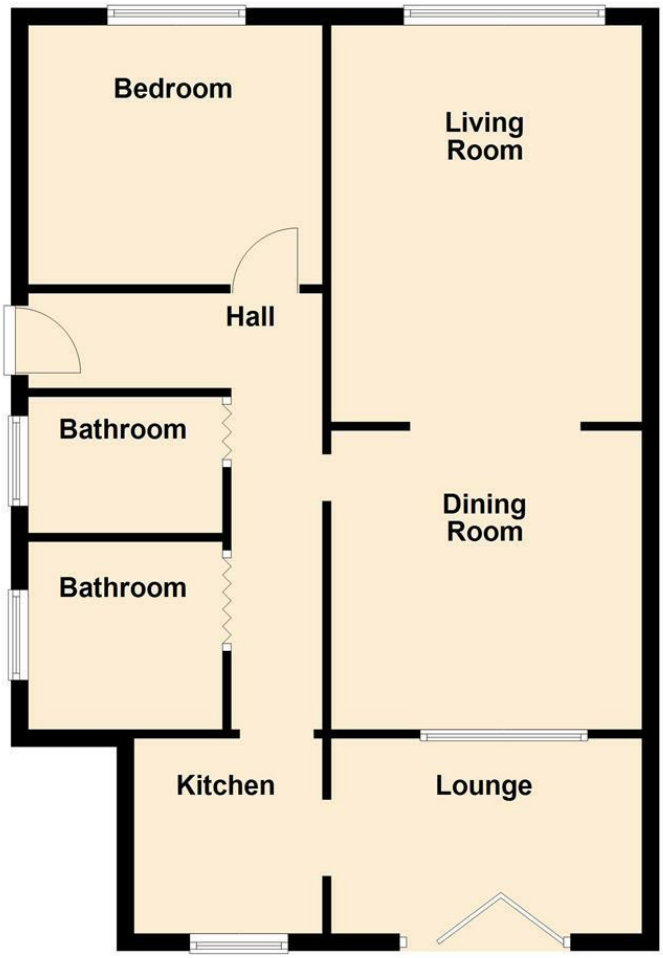
COUNCIL TAX BAND & EPC RATING
Council Tax Band - C
EPC -

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

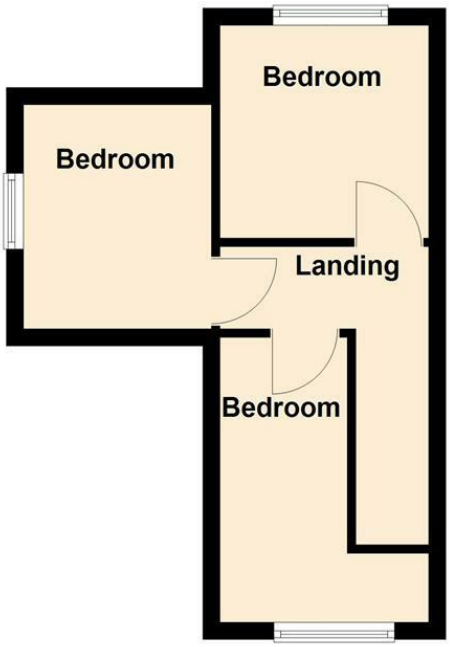
Ground Floor

Approx. 73.6 sq. metres (792.2 sq. feet)



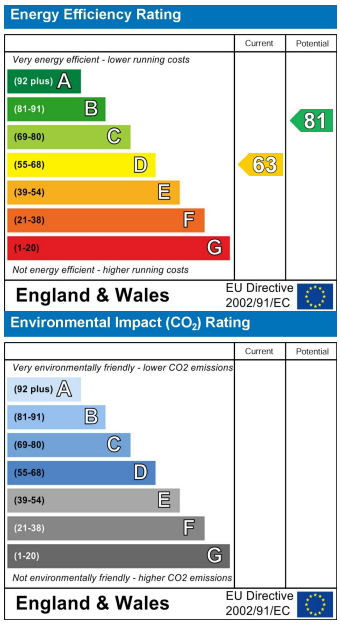
First Floor

Approx. 23.2 sq. metres (249.3 sq. feet)



Total area: approx. 96.8 sq. metres (1041.5 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.