



21 Stroykins Close Grimsby, North East Lincolnshire DN34 4NF

Situated in a sought-after residential area of Grimsby, this exceptional detached family home offers beautifully presented, turn-key accommodation finished to a high specification throughout. Conveniently located for local amenities, well-regarded schools and excellent road links via the A180 and M180, providing easy access to the wider motorway network. Benefitting from gas central heating, uPVC double glazing, security alarm and CCTV, the spacious accommodation comprises an entrance hallway, stunning modern living kitchen diner with lounge area, cloakroom/WC and separate lounge. To the first floor are four generously sized double bedrooms, including a superb principal bedroom with contemporary en-suite shower room, together with a stylish family bathroom. Occupying a wide plot, the property enjoys well-maintained gardens, with an open-plan frontage, red brick driveway providing ample off-road parking and a garage that has been adapted to create a useful store and utility area. The rear garden is a particular feature, offering a manicured lawn, mature shrubs and planted borders, creating a number of attractive seating areas. Further features include a paved patio with timber pergola, gravelled seating area with wooden love seat, raised feature pond, additional patio, timber shed, outside lighting and secure fenced boundaries with side access gate. An outstanding family home presented to an exceptional standard throughout, and viewing is highly recommended.

£269,950

- TURN-KEY FAMILY HOME
- HIGH SPECIFICATION THROUGHOUT
- SOUGHT-AFTER LOCATION
- EXCELLENT ROAD LINKS
- STUNNING LIVING KITCHEN
- FOUR DOUBLE BEDROOMS
- EN-SUITE TO MASTER
- CCTV & ALARM SYSTEM
- AMPLE OFF-ROAD PARKING
- BEAUTIFULLY LANDSCAPED GARDEN



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

CANOPY PORCH

Having a canopy porch leading to the front entrance door.

ENTRANCE

Accessed via a uPVC double glazed door with side light panels into the reception hallway.



HALLWAY

The welcoming reception hallway sets the feel for the rest of the property with wood effect laminate flooring, coved ceiling, carpeted stairs with white wooden spindle balustrade leading to the first floor, radiator with modern cover and modern white glazed connecting doors.



LIVING KITCHEN DINER

26'4" x 12'9" (8.04 x 3.89)

The modern seamless kitchen benefits from a large range of cream gloss wall and base units with contrasting quartz work surfaces and matching upstands incorporating an inset sink, induction hob with modern ceiling extractor with changing light feature, electric fan assisted oven with integrated appliances including fridge freezer, dishwasher, washing machine and wine cooler. The worksurface extends to provide a handy breakfast bar area with ample further room for a dining table. Finished with coving to the ceiling, downlights, radiator, wood effect laminate flooring, uPVC double glazed window with blinds fitted and a rear uPVC double glazed access door. The kitchen is open plan to the lounge area with continued flooring and feature wallpaper, tall modern radiator and uPVC double glazed doors overlooking the patio.



LIVING KITCHEN DINER



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SEATING AREA



SEATING AREA



LOUNGE

15'7" x 10'8" (4.76 x 3.26)

The formal lounge has a uPVC double glazed window with blind fitted to the front aspect, coving to the ceiling, carpeted flooring and radiator.



LOUNGE



LOUNGE



LOUNGE



CLOAKROOM

5'1" x 2'9" (1.57 x 0.84)

The handy cloakroom benefits from a white two piece suite comprising of Low flush wc and corner hand wash basin with handy storage beneath and tiled splashback. Finished with wood effect laminate flooring and chrome heated towel rail.



FIRST FLOOR

FIRST FLOOR LANDING

The landing has continued carpeted flooring from the stairs with a handy airing cupboard and modern white panel doors. Loft access to the ceiling.



MASTER BEDROOM

12'2" x 10'11" (3.73 x 3.33)

The largest of the four double bedrooms has a uPVC double glazed window with blind fitted to the front aspect, carpeted flooring, radiator and a range of built in wardrobes with modern sliding doors, one of which is mirrored. White panelled connecting door leading to the en suite shower room.



MASTER BEDROOM



MASTER BEDROOM



EN SUITE SHOWER ROOM

5'10" x 5'2" (1.80 x 1.60)

The modern shower room benefits from a white three piece suite comprising of; Walk in shower with glazed screen and aqua style panelling to the splashbacks, low flush wc with hidden cistern and vanity unit with hand wash basin and handy storage beneath. Finished with aqua style panelling to the walls, tiled effect flooring, coving and down lights to the ceiling, chrome heated towel rail and a uPVC double glazed window to the front aspect.



BEDROOM TWO

12'0" x 11'8" (3.67 x 3.57)

The second double bedroom is again to the front aspect of the property with a uPVC double glazed window having a blind fitted, carpeted flooring, radiator and a range of built in wardrobes with modern sliding doors one being mirrored.



BEDROOM TWO



BEDROOM THREE

9'7" x 9'2" (to wardrobes) (2.94 x 2.81 (to wardrobes))

The third double bedroom is to the rear aspect with a uPVC double glazed window with blind fitted, carpeted flooring, radiator and again built in wardrobes with sliding doors, two of which are mirrored.



BEDROOM THREE



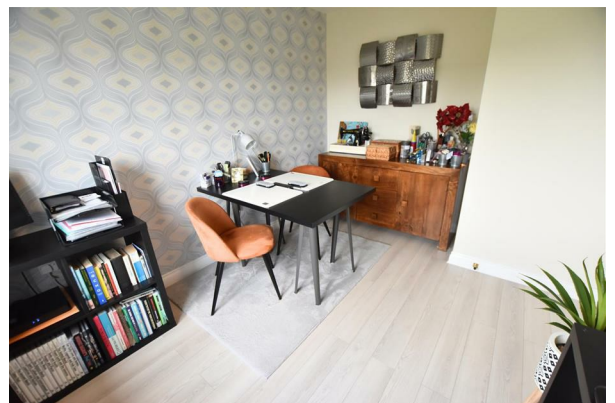
BEDROOM FOUR

11'3" x 8'9" (3.45 x 2.69)

The fourth double bedroom is presently being used as a hobby room and has a uPVC double glazed window to the rear aspect, wood effect laminate flooring and radiator.



BEDROOM FOUR



FAMILY BATHROOM

7'5" x 5'6" (2.28 x 1.69)

The family bathroom benefits from a white three piece suite comprising of; Bath with shower over and glazed screen, white gloss combination unit housing the hand wash basin, low flush wc with hidden cistern and ample storage cupboards. Finished with aqua style panelling to the walls, wood effect laminate flooring, coving and down lights to the ceiling, chrome heated towel rail, extractor and a uPVC double glazed window with blind fitted to the rear aspect.



OUTSIDE

THE GARDENS

The property is approached via an attractive and generously sized block-paved driveway, providing ample off-road parking and access to the integral garage. The front garden has been thoughtfully landscaped for ease of maintenance, featuring decorative gravel borders, mature shrubs, established planting and a charming seating area, creating an inviting first impression. Mature hedging and planting provide a good degree of privacy, while climbing plants soften the attractive brick facade. A particular highlight of the property is the beautifully maintained and professionally landscaped rear garden, offering a private and tranquil outdoor retreat. Designed with both relaxation and entertaining in mind, the garden features a central lawn bordered by an abundance of mature trees, shrubs and colourful planting that provide year-round interest. A paved patio adjoining the house creates the perfect space for outdoor dining and seating, while a further secluded seating area, ornamental pergola walkway and attractive love seat and gazebo add character and versatility. Decorative stone borders, established evergreen planting and carefully planned landscaping combine to create a wonderfully private and peaceful setting, ideal for enjoying throughout the seasons.



THE GARDENS



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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 - D

EPC -

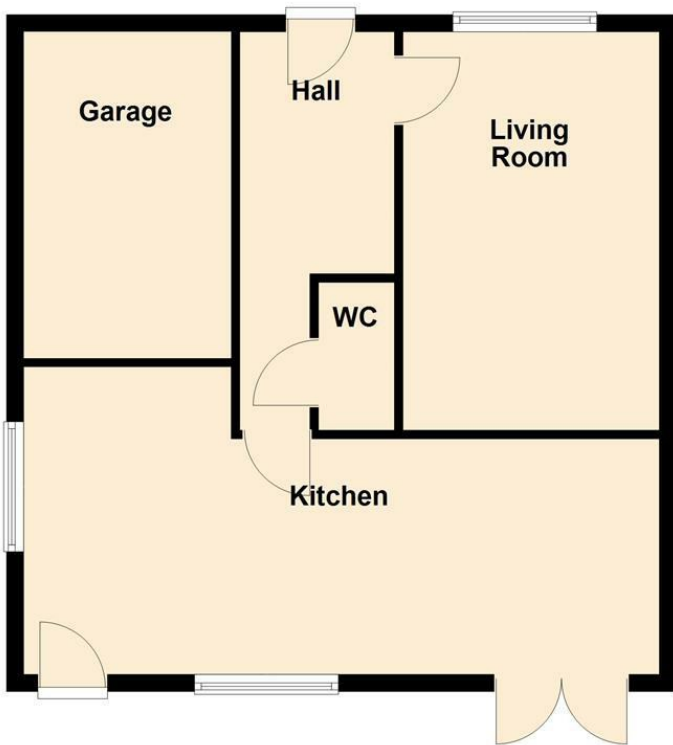
VIEWING ARRANGEMENTS

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

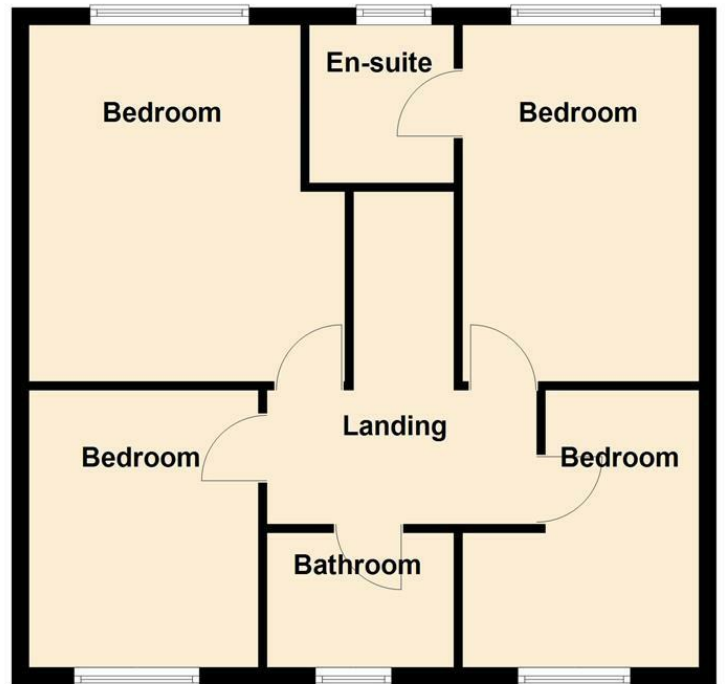
OPENING TIMES

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

Ground Floor
Approx. 55.6 sq. metres (598.0 sq. feet)



First Floor
Approx. 58.6 sq. metres (630.5 sq. feet)



Total area: approx. 114.1 sq. metres (1228.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	81
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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.