



## 7 Vivian Avenue Grimsby, North East Lincolnshire DN32 8QF

Situated on the ever-popular Vivian Avenue in Grimsby, this handsome double-fronted semi-detached home is a fine example of classic 1930s architecture showcasing distinctive Tudor-style detailing and an abundance of beautifully preserved original features. From the moment you step inside the welcoming reception hall sets the tone, complete with high skirting boards, stripped and dipped internal doors, charming stained glass encased within double glazing and even the original servants' bell – a rare and characterful touch that reflects the home's heritage. Thoughtfully updated for modern family living the accommodation offers a superb open-plan kitchen diner flowing seamlessly into a bright day room, alongside a useful utility room and cloakroom. A formal lounge provides an elegant retreat while to the first floor there are three generous double bedrooms and a stylish contemporary bathroom fitted with a four-piece suite including his and hers sinks. Externally the property continues to impress with private well-maintained gardens featuring a covered veranda, an open raised patio ideal for entertaining a neatly kept lawn and a charming summer house. A detached garage and driveway provide ample off-street parking. Combining timeless character with practical modern living, this is a rare opportunity to acquire a substantial family home in one of Grimsby's most sought-after locations.

**£275,000**

- HIGHLY SOUGHT AFTER LOCATION
- TUDOR STYLE DOUBLE FRONTED SEMI DETACHED
- OPEN PLAN KITCHEN DINER DAY ROOM
- UTILITY/CLOAKROOM
- LOUNGE
- THREE DOUBLE BEDROOMS
- MODERN BATHROOM & SEPARATE WC
- ORIGINAL FEATURES
- FRONT & REAR GARDENS
- DETACHED GARAGE & OFF ROAD PARKING



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

## GROUND FLOOR

### ENTRANCE

Accessed via the original wooden door to the side of the property leading into the reception hallway.



### RECEPTION HALLWAY

The welcoming reception hallway sets the feel for this unique family home with its original high skirtings, coved ceiling, plate rack, stripped and dipped connecting doors and original spindle balustrade with oak hand rail, carpeted returned stairs with handy storage cupboard leading to the first floor. Finished with modern tiled effect LVT flooring and radiator.



### KITCHEN DINER

17'5" x 17'4" (l-shaped) (5.32 x 5.29 (l-shaped))

The L-Shaped kitchen is open plan to the dining day room creating an ideal family or entertaining area with the kitchen to one side which benefits from a range of white fronted low level units with contrasting Corian worksurfaces and matching upstands incorporating an inset Corian sink with stainless steel base, feature chimney breast with Rangemaster over and extractor hood above, integrated dishwasher and fully plumbed for water and ice American style fridge freezer, matching centre island with built in microwave. Finished with three uPVC double glazed windows overlooking the rear garden, and uPVC door with side light panel leading to the patio, down lights to the ceiling, tiled flooring and radiator.



### KITCHEN DINER



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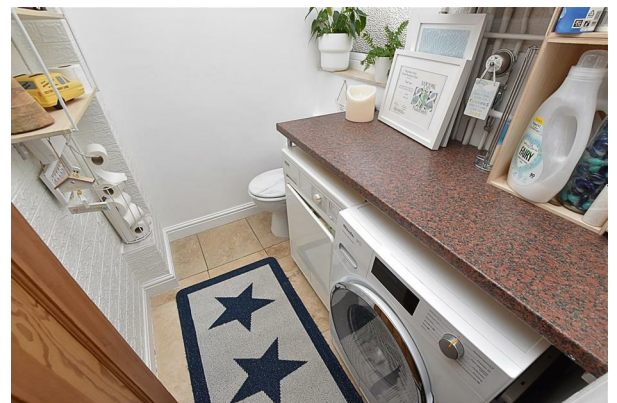
## KITCHEN DINER



## UTILITY/CLOAKROOM

6'4" x 4'11" (1.94 x 1.51)

This useful utility room has a contrasting worksurface with ample space below for an automatic washing machine and tumble dryer. Benefitting from a white low flush wc and housing the wall mounted boiler. Finished with tiled flooring and a uPVC double glazed window to the rear aspect.



## DINING DAY ROOM

13'4" x 11'11" (4.07 x 3.64)

Open from the kitchen with a uPVC double glazed bay window with original encased stain glass, coving and ceiling rose, dado rail, wood flooring, radiator and feature modern flame fire inset into the chimney breast. This fantastic space has enough room for a lounge area and family dining table.



## DINING DAY ROOM



## DINING DAY ROOM



## DINING DAY ROOM



## LOUNGE

14'2" x 11'10" (4.32 x 3.62)

The formal lounge is an ideal retreat from the hub of the home with its homely feel having a uPVC double glazed bay window to the front aspect, carpeted flooring, coved ceiling, dado rail and feature Lime Stone fireplace with electric stove fitted.



## LOUNGE



## STAIRS

The carpeted stairs has the original open spindle balustrade with oak hand rail and an uPVC double glazed window with original stain glass encased.



## FIRST FLOOR

### FIRST FLOOR LANDING

Having continued carpeted flooring and original stripped and dipped connecting doors.



### BEDROOM ONE

14'3" x 11'10" (4.36 x 3.62)

The master bedroom has a uPVC double glazed window to the front aspect with blind fitted, carpeted flooring, radiator and benefits from white front wall to wall fitted wardrobes.



### BEDROOM ONE



### BEDROOM TWO

13'9" x 11'10" (4.21 x 3.63)

The second double bedroom is again to the front aspect of the property with a uPVC double glazed window, carpeted flooring, coved ceiling and radiator.



### BEDROOM TWO



### BEDROOM THREE

11'10" x 9'11" (3.62 x 3.04)

The third double bedroom is to the rear of the property with a uPVC double glazed window, coved ceiling, carpeted flooring and radiator. Loft access to the ceiling via a pull down ladder. The loft has been fully boarded with carpeted flooring and electric and lighting.



### BATHROOM

10'4" x 8'4" (3.16 x 2.56)

The modern family bathroom benefits from a white four piece suite comprising of; Walk in shower with glazed screens and Aqua style panelling to the splash back areas, bath with central taps and hand shower attachment and his and her floating vanity hand wash basins with handy storage draws. Finished with two uPVC double glazed windows with original encased stained glass, full tiling to the walls and floor, down lights to the ceiling and a radiator.



### TOILET

4'11" x 2'11" (1.50 x 0.90)

The separate toilet benefits from a white low flush wc and has wall tiling to dado height with tiled floor and a uPVC double glazed window to the rear.



### OUTSIDE

#### THE GARDENS

This impressive property stands away from the road with an open access red brick paved driveway that provides ample off road parking, black metal fencing to the front boundary and a walled boundary to the side. The front garden is laid to lawn with mature trees and shrubs planted. Double wooden gates lead you to the rear garden, further driveway and detached garage. The rear garden has a mixture of walled and fenced boundaries and is laid to lawn with mature planting to the borders. Raised paved patio leading from the property with part being cover with decorative pillars overlooking the garden. An added extra addition is the timber summer house which is fitted with electric and lighting.



## THE GARDENS



## THE GARDENS



## REAR VIEW



## DETACHED GARAGE

The brick built garage has double wooden access doors to the front aspect, two uPVC double glazed windows to the side aspect and is fitted with electric and lighting.

## 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 - D

## VIEWING ARRANGEMENTS

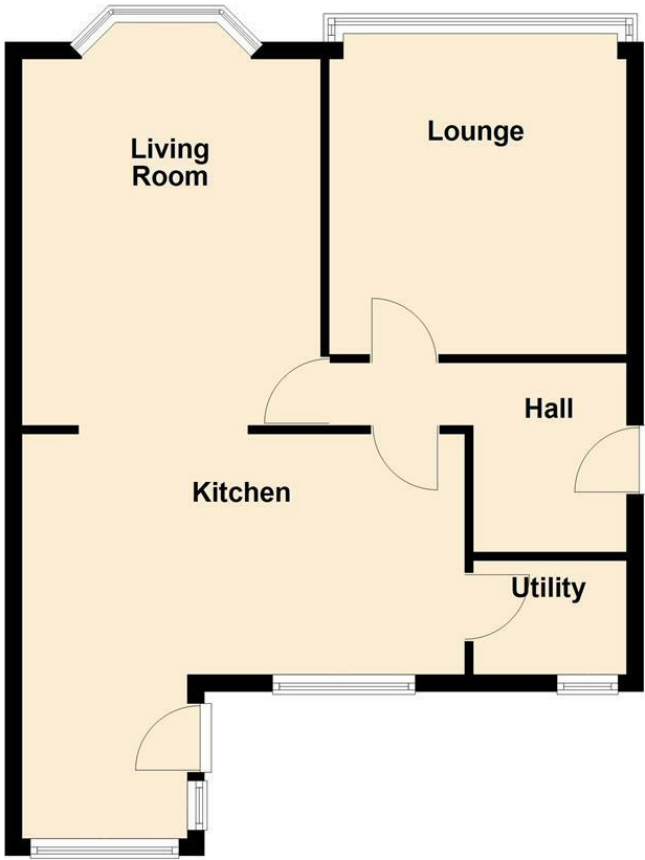
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

## OPENING TIMES

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

### Ground Floor

Approx. 56.4 sq. metres (607.2 sq. feet)



### First Floor

Approx. 51.9 sq. metres (558.3 sq. feet)



Total area: approx. 108.3 sq. metres (1165.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
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(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO2 emissions			
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.