

MARTIN MASLIN

NEW HOUSE REAR OF 35 STATION AVENUE
NEW WALTHAM
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN36 4QS



THIS BRAND NEW HOME IS A HIDDEN GEM FOUND TUCKED AWAY ON A LARGE PLOT. HIGHLY INDIVIDUAL IN DESIGN AND PROVIDING LUXURY FLEXIBLE ACCOMMODATION OVER TWO FLOORS.

£499,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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The Property

A highly individual and substantial residence situated in a desirable location within the village of New Waltham. A hidden gem, tucked away and accessed via a private driveway off Station Avenue.

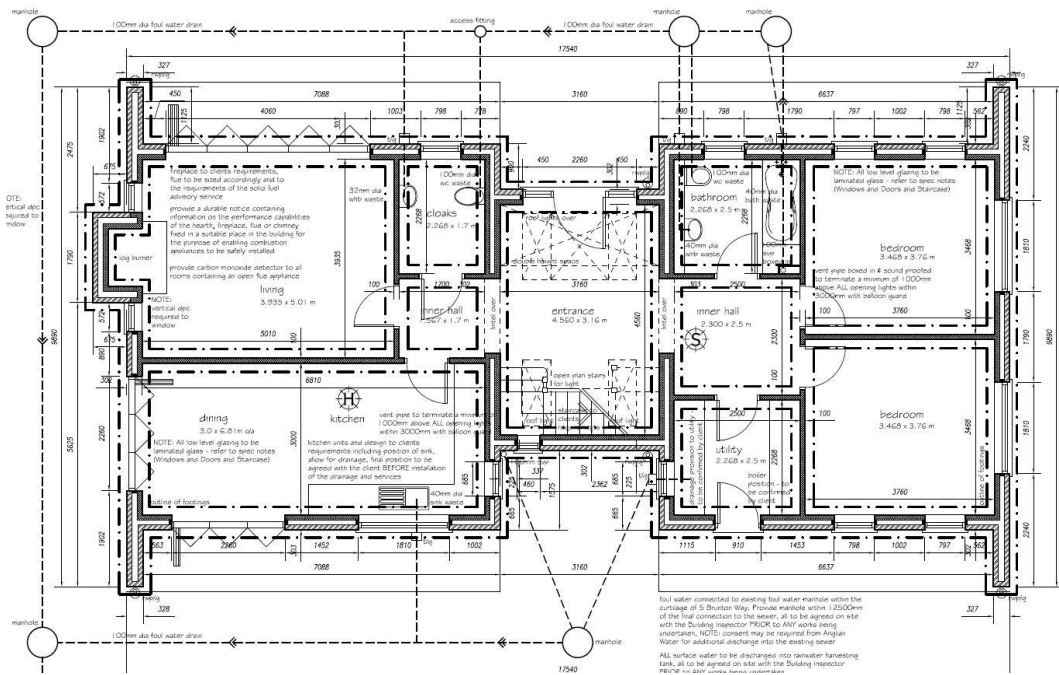
Opening into a large plot, this magnificent architect designed home provides luxurious and deceptively spacious accommodation with many eye catching features in keeping with today's modern lifestyle. Noteworthy features include a stunning Kitchen, impressive built in media wall display in the Lounge, fabulous galleried Landing, four superb Bedrooms (each with fitted wardrobes designed by Haagensens of Grimsby), three Bathrooms and solar panels with back up battery system ensuring low running costs.

The high open Porch and large bespoke composite door create a stunning entry opening into a wonderful and inviting Hallway extending to 26 foot in length, where the oak staircase rises to a most impressive walkway Landing. Downstairs the accommodation is flexible to suit any potential purchasers needs, including a good size Lounge with built in illuminated media wall and full length bi-fold doors opening onto the front garden. There is a small Study/Snug, a ground floor Bathroom with white suite and two double Bedrooms at this level.

Undoubtedly the Dining Kitchen forms the main hub of this wonderful home, designed by Haagensens and featuring a range of modern handleless cabinets with illuminated displays, quartz worktops and a host of integrated appliances. Included within the Kitchen is a space for dining with bi-fold doors opening onto the gardens. There is a superbly equipped Utility room with built in storage cupboards and a specially designed housing for the washing machine and tumble dryer.

Upstairs, the breathtaking Landing provides views over the staircase and onto the high vaulted Entrance Porch. There are two further Bedrooms, again with fitted wardrobes, the master with the addition of a superb En Suite Shower Room complete with designer shower. There is a fully tiled Bathroom with white suite which completes the accommodation at this level.

Outside the property is approached by a private driveway opening into the large plot with parking and a detached garage with twin roller electric doors. The house enjoys generous gardens to the front and rear, including some mature trees and fencing to the perimeters. A rare opportunity not to be missed. Viewing highly recommended.



Accommodation

ENTRANCE PORCH

A high canopied entrance with a smart custom built composite front door featuring a full height glass panel surround.

RECEPTION HALL

7.92m (26'0") x 4.65m (15'3") maximum

An impressive and spacious hallway where the oak staircase leads to a magnificent first floor galleried landing. The hallway is enhanced by a high valued ceiling with a spelled open walkway to the first floor. Featuring a designer vertical radiator, recessed lighting and a useful understairs storage cupboard.

LOUNGE

5.03m (16'6") x 3.96m (13'0")

A modern room featuring a superb media wall unit with illuminated displays, soft close cupboards beneath and open shelving. The room has laminate flooring, a radiator and full height bi-fold doors giving views and access onto the front garden.

STUDY/SNUG

2.29m (7'6") x 1.73m (5'8")

A useful room ideal as a study, snug or library. With USB points, full height window and a radiator.

DINING KITCHEN

6.32m (20'9") x 6.10m (20'0")

Beautifully designed by Haagensens of Grimsby, a modern sleek handleless kitchen with complementary quartz worktops and side wall. Incorporating a cut away sink with Quooker tap, providing hot, cold and sparkling water. There is a built in Bosch induction hob with down draft extractor, illuminated lighting and matching upstands. A host of integrated appliances are built into the back wall with illuminated side lighting, featuring two Bosch eye level ovens, an integrated coffee maker, built in dishwasher, pull out larder cupboard and split level fridge and freezer. The kitchen units have soft close doors and drawers with specially designed built in corner carousel units. The laminate floor flows through into the Dining Area where there is space for a table and chairs. There is a designer radiator and bi-fold doors giving views and access onto the rear garden.

UTILITY

Fitted with floor to ceiling units to create plenty of storage space and a cleverly designed utility cupboard complete with washing machine and tumble dryer. There is a composite door leading onto the rear garden.

BEDROOM THREE

3.78m (12'5") x 3.48m (11'5")

A lovely bedroom fitted with wardrobes designed by Haagensens, a radiator and full height windows.



RECEPTION HALL



RECEPTION HALL



LOUNGE



LOUNGE

BEDROOM FOUR

3.76m (12'4") x 3.48m (11'5")

With wardrobes designed by Haagensens, a radiator and full height dual aspect windows.

BATHROOM

2.51m (8'3") x 2.26m (7'5")

Attractively designed with a white suite comprising a close coupled w.c, built in vanity unit with pillar style taps with cupboards beneath and a 'P' shaped bath with fixed drenched head and glass screen. The walls are tiled and there is a radiator, a tiled floor and a full height obscured window.

FIRST FLOOR

LANDING

5.79m (19'0") x 4.65m (15'3")

A most impressive galleried landing with an open vaulted front entrance, a dome shaped ceiling and dual aspect windows overlooking the front and rear of the property. There is a large walk in airing cupboard housing an unvented tank and a gas central heating boiler.

MASTER BEDROOM

6.91m (22'8") x 5.26m (17'3")

narrowing to 3.28m (10'9").

A fabulous master bedroom suite featuring a range of designer wardrobes by Haagensens of Grimsby in a matt grey finish. The bedroom features two large dormer windows allowing natural light, USB points, ceiling spotlights and a radiator.

EN-SUITE SHOWER ROOM

3.40m (11'2") x 2.44m (8'0")

A spacious room featuring a large walk in shower with fixed glass screen, shower unit with drencher head and tiled splashback. It has a close coupled w.c. and a large double width built in vanity unit with scalloped sink, pillar style tap and a built in mirrored vanity unit with illuminated lighting. It has a tiled floor, a powder coated radiator and an extractor fan.

BEDROOM TWO

6.86m (22'6") x 3.99m (13'1") maximum

Fitted with a range of designer wardrobes by Haagensens of Grimsby, forming a double bed recess with overhead storage, lighting, USB points and matching bedside tables. It has recessed lighting, a radiator and a window overlooking the front aspect.

BATHROOM

2.51m (8'3") x 2.13m (7'0")

A lovely first floor bathroom with a white suite comprising close couple w.c, built in vanity unit with pillar style tap and a large double ended bath with central taps. There is attractive tiling to dado height, a designer towel warmer, tiled floor and a front aspect window.

GARAGE

8.84m (29'0") x 5.69m (18'8")

With two roller electric doors, double glazed side windows, power and light and back up battery storage facility.



STUDY/SNUG



DINING KITCHEN



DINING KITCHEN



DINING KITCHEN

OUTSIDE

The property is accessed off Station Avenue along a private driveway opening out onto the large plot and incorporating a brick built garage and gardens. The property enjoys a good size plot which will be levelled to the front and rear to allow the new owner to landscape the garden to their own specification.

GENERAL INFORMATION

Mains gas, water, electricity and drainage and connected. Broadband speeds and availability can be assessed via the Ofcom checker website. Central heating comprises radiators as detailed above connected to the gas central heating boiler. The property has the benefit of attractive uPVC double glazing in an Anthracite finish and solar panels fitted with a back up battery system within the garage to contribute to low running costs. There is a security alarm system fitted. The local authority is the North East Lincolnshire Council and the property will be assessed for Council Tax purposes once completed. There will be a 10 year building warranty provided from September 2022. The property is Freehold - subject to Solicitor's verification. Viewing is strictly by appointment through the Agent's on Grimsby 311000.

LOCATION AND AMENITIES

The property is tucked away on a large plot lying just off Station Avenue. Local schools, shops and amenities are located within walking distance and regular buses serve the area.



DINING KITCHEN



BEDROOM THREE



BEDROOM FOUR



BATHROOM



LANDING



MASTER BEDROOM



MASTER BEDROOM



ENSUITE SHOWER ROOM



BEDROOM TWO



BATHROOM



OUTSIDE



GARAGE

SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

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The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



21263



Martin Maslin Estate Agents
4/6 Abbey Walk
Grimsby
North East Lincolnshire
DN31 1NB
T: 01472 311000 F: 01472 340200
E: office@martinmaslinestateagents.co.uk
www.martinmaslinestateagents.co.uk