

MARTIN MASLIN

45 WREN CRESCENT
SCARTHOTOP
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN33 3RA



IMPRESSIVE FIVE BEDROOM DETACHED FAMILY HOME. STUNNING LIVING KITCHEN WITH CENTRAL DINING AND OPEN PLAN CONSERVATORY, MODERN DESIGNER LOUNGE, SPACIOUS UTILITY ROOM, TWO ENSUITE BATHROOMS AND FURTHER FAMILY BATHROOM. SET IN LANDSCAPED GARDENS ON THIS POPULAR DEVELOPMENT. VIEWING ESSENTIAL.

£315,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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The Property

Sometimes looks can be deceiving and this certainly is the case with this impressive five bedroom detached house which deserves more than a passing glance. The interior is absolutely stunning offering high levels of accommodation combined with style and comfort in equal measure. Professionally decorated throughout including newly fitted carpets, quality flooring, interior glazed doors, feature gas fires and plantation shutter blinds ensuring privacy. Over the years the current owners have redesigned and transformed their home, featuring a fabulous open plan Living Kitchen with quartz worktops, centre island and bifold doors combining a lovely Sun Lounge/Conservatory. It has an extensive Utility Room, five Bedrooms (two with ensembles) and a luxury Family Bathroom. The property benefits from a gas central heating system including a recently fitted boiler and uPVC double glazing.

Principal accommodation includes a smart composite front door giving access to an inviting Reception Hall with modern Cloakroom and a balustrade and spindle staircase rising to the first floor level. Across the hall double doors open into a smart front Lounge featuring a specially designed chimney breast housing a modern cast iron remote control gas fire forming the focal point which is further enhanced by a large bay window with plantation shutter blinds.

Hidden from the roadside the rear of the house forms one of the main attractions of this property, ideal for relaxing and spending time with the family and skillfully designed creating a stunning Living Kitchen extending to 26' in length. Refreshingly fitted with a modern range of cabinets in a subtle porcelain finish complemented by quartz worktops, a matching centre island bar and quality Neff appliances.

The room is further complemented by bifold doors onto the rear garden. Forming part of the kitchen is a central Dining Area with a modern fireplace and cast iron gas stove. An open plan Sun Lounge provides the ideal sitting area with a wall mounted air conditioning unit ensuring the perfect temperature. Beyond the dining area is a very generous Utility Room providing good built-in storage and working space with a door to the rear courtyard.

To the first floor there are five individual Bedrooms including the principal and guest bedrooms with ensuite Shower Rooms and there is an additional modern Family Bathroom complete with a roll top claw foot bath. The house stands on a good size plot approached via a shared driveway leading to the double Garage. The front garden is open plan laid to lawn with two side gates leading to the rear garden enjoying a south facing aspect. Landscaped with an attractive patio area directly behind the kitchen and leading onto a raised decking screened by modern fencing the garden is ideal for entertaining. A wonderful family home found on this popular development, viewing is highly recommended to appreciate all on offer. EPC Rating - C

Accommodation

A canopied entrance porch with a smart composite front door leads directly into the hall.

RECEPTION HALL

Fitted with a smart herringbone design laminate floor, an accent wall and a balustrade and spindle staircase leading to the first floor with a useful recess beneath. It has coving to the ceiling and a radiator with fretted cover.

CLOAKROOM

A modern cloakroom with an accent wall and a white suite comprising W.C. and a built in vanity unit with Italian style slimline sink and a pillar tap. It has brick bond tiling to dado height and a double glazed front window.

LOUNGE

5.49m (18'0") x 3.25m (10'8")

A beautifully decorated front room accessed via glazed double doors from the hallway. It features a specially designed chimney breast housing a modern cast iron remote-controlled log effect gas fire and it has a radiator and dual aspect uPVC windows fitted with plantation shutter blinds.

LIVING KITCHEN

8.18m (26'10") x 3.56m (11'8")

Forming the hub of this superb home, a fabulous kitchen redesigned to incorporate lovely and bright living and dining areas. Fitted with a modern shaker style kitchen in a porcelain finish with matching breakfast bar and quartz worktops. The kitchen incorporates a double cutaway sink with mixer taps and matching upstands and features a quality range of Neff appliances including a combination microwave, induction hob with overhead extractor fan, a hide-and-slide oven, built-in dishwasher and a full-height separate fridge and freezer. Specially designed, the breakfast bar incorporates plenty of deep storage cupboards and drawers with a breakfast overhang. A smart herringbone style laminate floor continues through into the central open plan dining area with a further recessed chimney breast housing a modern cast iron remote controlled living flame gas fire. Full height bifold doors provide natural light from the garden into the kitchen and access to the rear patio.

CONSERVATORY

3.38m (11'1") x 3.25m (10'8")

A lovely open plan and relaxing room overlooking the garden with a panelled roof featuring an air conditioning wall unit and a radiator ensuring the ideal temperature throughout the year. Double glazed french doors give views and access onto the garden.

UTILITY ROOM

3.91m (12'10") x 2.54m (8'4")

A large utility room converted from part of the garage providing valuable built-in storage with worksurfaces, plumbing for two washing machines and a tumble dryer, and a wall mounted gas central heating boiler. It has a vinyl floor and a part double glazed door providing access onto a side patio.



CLOAKROOM



LOUNGE

LANDING

With a spelled balustrade, a built-in storage cupboard and access to the loft space.

BEDROOM ONE

3.66m (12'0") x 3.35m (11'0")

A comfortable double bedroom with a feature panelled wall, a radiator and a uPVC double glazed front window.

ENSUITE BATHROOM

2.03m (6'8") x 1.85m (6'1")

A white bathroom suite comprising W.C, pedestal washbasin and a panel bath with shower over. It has a glass shower screen, a radiator and brick bond tiling to dado height. There is a radiator and a uPVC double glazed side window.

BEDROOM TWO

3.48m (11'5") x 3.23m (10'7")

A superb guest bedroom with ensuite shower room, a feature panel wall and a uPVC double glazed rear window.

EN-SUITE SHOWER ROOM

2.06m (6'9") x 1.52m (5'0")

Fitted with a white two piece suite comprising W.C, pedestal washbasin and a corner shower cubicle with thermostatic unit. It has a radiator and an extractor fan.

BEDROOM THREE

4.95m (16'3") x 2.39m (7'10")

A good size third bedroom with a radiator and a uPVC double glazed front window.

BEDROOM FOUR

3.48m (11'5") x 2.62m (8'7")

Another good size bedroom with a radiator and a uPVC double glazed rear window.

BEDROOM FIVE

2.67m (8'9") x 1.98m (6'6")

Currently used as a study/office with a radiator and a uPVC double glazed front window.

FAMILY BATHROOM

2.24m (7'4") x 1.83m (6'0")

An attractively tiled bathroom featuring a claw foot and roll top double ended bath with mixer tap and shower attachment. It has a W.C, a large pedestal washbasin and a double glazed rear window.

OUTSIDE

The property enjoys a broad frontage with a shared approach. It has an open plan front lawned garden with mature trees and gates either side of the house. The garage has been partially converted to incorporate a Utility Room and has power and light and twin up and over doors. The rear garden is an asset to this home, with a porcelain patio leading out from the kitchen onto a raised deck providing an entertaining area with further privacy fencing. The lawned garden enjoys a south facing aspect and the large timber framed workshop/summerhouse (5.00m (16' 5") x 3.00m (9' 10")) with power, light and air conditioning is included in the sale.



LOUNGE



LIVING KITCHEN



LIVING KITCHEN



LIVING KITCHEN





LIVING KITCHEN



CONSERVATORY



UTILITY ROOM



LANDING

24007

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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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