

MARTIN MASLIN

**4 BELLFLOWER ROAD
SCARTH
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN33 3AZ**



JUST REDUCED

A STUNNING DOUBLE FRONTED DETACHED FAMILY HOME ACCUPYING A BROAD FRONTAGE WITH A GATED DRIVEWAY AND DOUBLE GARAGING TO THE REAR. BEAUTIFULLY PRESENTED WITH FIRST CLASS QUALITY FEATURING TWO RECEPTION ROOMS, AN IMPRESSIVE OPEN PLAN DINING KITCHEN, RELAXING REAR SUN LOUNGE, FOUR EXCELLENT BEDROOMS AND TWO BATHROOMS. SET WITHIN LANDSCAPED GARENS FEATURING A NEW PORCELAIN TILED MODERN PATIO.

£335,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The Property

Welcome to this stunning double fronted detached family residence situated on Bellflower Road with its cream rendered facade occupying a broad frontage with a gated driveway and double garage at the rear. Found on this relatively new development of individual houses, the property lies just off Bluebell Road and is within walking distance of local shops and amenities of Scartho Village.

Number 4 is an exceptional family home recently decorated offering a perfect blend of luxury style and practicality decorated throughout in Farrow and Ball colour schemes with modern wall panelling, quality flooring and fitted wardrobes ready to move straight into.

Featuring two Reception Rooms, an impressive open plan Living Kitchen, a relaxing Sun Lounge, four excellent Bedrooms and two Bathrooms including the principle Bedroom with an En-suite Shower Room.

Outside there is a lovely south west facing rear garden enjoying a modern porcelain tiled patio spanning the rear of the house together with plenty of parking. An internal viewing will reveal a welcoming Hallway with feature panelled staircase leading to the first floor

The home is designed for modern living including a cloakroom with W.C, an elegant family Lounge extending to 21'0" in length, a separate Study for those who wish to work from home and a spacious Living Kitchen.

The Kitchen which combines the Sun Lounge extends to nearly 35'0" in length making this perfect for cooking, dining and entertaining. Displaying a range of high gloss cream cabinets, complimented by deck wash worktops, built-in Neff appliances and a high gloss ceramic tile floor flowing through into the Dining area providing space for a large table and chairs.

Beyond is a delightful Sun Lounge with wall panelling and French double glazed doors overlooking the rear garden. In addition there is a valuable Utility Room situated off the Kitchen providing extra storage.

At the first floor level there is a spacious Landing with a deep stairwell extending to 15'0" in length, serving four excellent size bedrooms. In addition there is a superb Family Bathroom with a white suite.

The presentation is first class throughout and enjoys a lovely south facing rear garden with a newly laid porcelain patio. The gardens are well maintained and a double gated driveway leads through to a generous parking area leading in turn to the attached double garage.

Don't miss this great opportunity to experience the charm and elegance of this four bedroom family home. Viewing is highly recommended.



Accommodation

the accommodation comprises;

A lovely front entrance featuring a sandstone Portico with an exterior light and a composite front door.

ENTRANCE HALL

4.57m (15'0") max x 1.90m (6'3")

A lovely welcoming Hallway where the return staircase leads to the first floor. It has paneling to Dado height, a fashionable laminate floor and a useful storage cupboard.



ENTRANCE HALL

CLOAKROOM

A modern cloakroom with a white suite comprising; W.C, pedestal hand basin with tile splashback, a radiator and an extractor fan.

LOUNGE

6.35m (20'10") x 3.48m (11'5")

An excellent family Lounge with dual aspect uPVC windows overlooking the garden and patio. Tastefully decorated with a radiator.



LOUNGE

STUDY

3.05m (10'0") x 1.90m (6'3")

A useful ground-floor study with wall panelling, a radiator and a uPVC double glazed front window.



STUDY

DINING KITCHEN

6.50m (21'4") x 3.38m (11'1")

A lovely sized kitchen offering bright and spacious living space attractively presented with wall paneling. Displaying a range of high gloss cream base and wall mounted cabinets with complimentary deck wash grey worktops incorporating a 1.5 bowl sink with a rose gold mixer tap. Beautiful tiling has been recently added to create a modern effect to the walls and splashback area with underlighting to the units. A range of Neff built in appliances include a 4 ring gas hob with an overhead extractor fan and light, double fan assisted oven and grill, an integrated dishwasher and there is space for a fridge freezer, a high polished ceramic tile floor flows effortlessly through into the dining area where there is a radiator and double glazed door onto the driveway.

SUN LOUNGE

3.66m (12'0") x 3.05m (10'0")

An open plan Sun Lounge overlooks the rear garden providing additional family entertaining space with a fashionable laminate floor and wall panelling. It has a radiator, a uPVC double glazed window and French double glazed doors giving views and access onto the rear garden.



DINING KITCHEN

UTILITY ROOM

2.03m (6'8") x 1.78m (5'10")

A good sized utility room with deck washed work top, plumbing for a washing machine and vent for a tumble dryer. It has a ceramic tile floor with a radiator, a built in storage cupboard housing the gas central heating boiler and there is a further uPVC double glazed rear window.

FIRST FLOOR LEVEL

LANDING

4.60m (15'1") x 2.49m (8'2") max

An impressive landing with feature spelled open balustrade overlooking the staircase. It has a radiator and access to the loft. There is a deep built in airing cupboard housing the unvented tank with pressurised system and shelves above. All rooms lead directly off as follows.

PRINCIPLE BEDROOM ONE

3.56m (11'8") x 3.30m (10'10")

A gorgeous bedroom suite with panelling to one wall fitted with sliding mirrored wardrobes and decorated in pastel colours. It has a radiator and a uPVC double glazed window overlooking the rear garden.

EN-SUITE SHOWER ROOM

2.03m (6'8") x 1.88m (6'2")

A large modern en-suite shower room with a walk-in tiled shower and thermostatic unit, pedestal wash basin with pillar tap and W.C. It has a chrome heated towel rail and a uPVC double glazed rear window.

BEDROOM TWO

3.45m (11'4") x 3.40m (11'2")

A good sized double bedroom with an accent adorned wall. Tastefully decorated with a radiator and a uPVC double glazed rear window.

BEDROOM THREE

3.05m (10'0") x 2.46m (8'1") ext to (10'92)

Another good sized double bedroom with an accent adorned wall, a radiator and a uPVC double glazed front window.

BEDROOM FOUR

3.05m (10'0") x 1.96m (6'5") to wardrobes

A lovely bedroom now designed as a dressing room with two sets of modern panelled wardrobes, a radiator and a uPVC double glazed front window.

FAMILY BATHROOM

2.08m (6'10") x 1.98m (6'6")

A part tiled modern bathroom suite in white comprising; W.C, pedestal wash basin with a pillar tap and a panel bath with mixer shower over. It has a chrome heated towel rail, recess lighting and a uPVC double glazed front window.



DINING KITCHEN



DINING KITCHEN



SUN LOUNGE



UTILITY ROOM

OUTSIDE

There is a lawned area to the front with a gravel border. Double timber gates screen a generous block paved driveway providing plenty of private off road parking leading in turn to the garage. The rear garden is well designed featuring a recently laid porcelain modern patio spanning the width of the house. Beyond is a shaped lawned garden with gravel borders and close bordered fencing to the perimeters. The garden enjoys a predominantly south facing aspect ideal for al-fresco entertaining during the summer months.

GARAGE

5.66m (18'7") x 5.33m (17'6")

An attached double brick garage with power and light and twin up and over doors.

GENERAL INFORMATION

Mains, gas, water, electricity and drainage are connected. Central heating comprises radiators as detailed above connected to the Logic heat H1 18 Combination central heating boiler (installed in 2017) located in the utility room. The property benefits from uPVC framed double glazing and a security alarm system. It is under the jurisdiction of the North East Lincolnshire Council and our enquiries indicate the property to be in Tax Band - E. The Tenure is Freehold subject to Solicitors verification.

VIEWING

Viewing is strictly by appointment through the Agents on Grimsby 311000. A video walkthrough tour with commentary can be seen on Rightmove and our Martin Maslin website.



LANDING



PRINCIPLE BEDROOM ONE



BEDROOM THREE



EN-SUITE SHOWER ROOM



BEDROOM FOUR



BEDROOM TWO



FAMILY BATHROOM



OUTSIDE

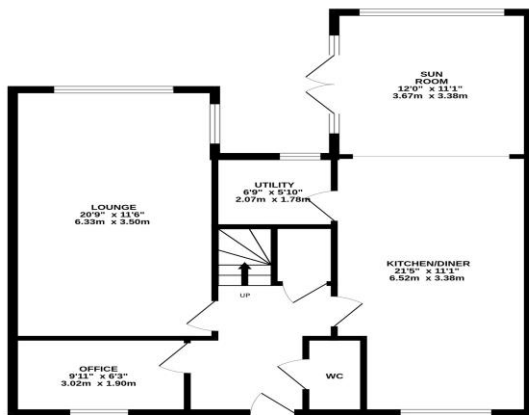


OUTSIDE

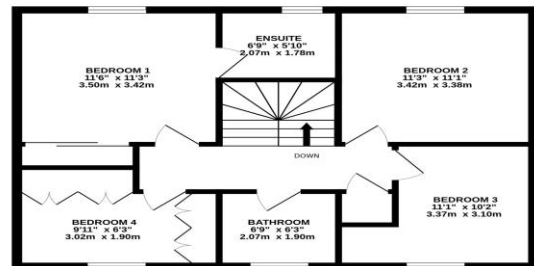


OUTSIDE

GROUND FLOOR
825 sq.ft. (76.7 sq.m.) approx.



1ST FLOOR
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 1453 sq.ft. (135.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.



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