

MARTIN MASLIN

4 HEREFORD AVENUE
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN34 5AJ



The most impressive and fascinating detached bungalow skilfully extended to meet today's modern lifestyle set within superb low maintenance landscaped gardens featuring an ornamental pond, seating areas and a covered canopy ideal for a hot tub. The property has recently been transformed and modernised including a fabulous kitchen designed in a two tone finish and complete with centre island and bifold doors. Beautiful porcelain tiled floors adorn the Kitchen and Sun Lounge with under floor heating through to the hidden Snug with log burner. The front Lounge features a built in water display and stunning fireplace whilst three good size Bedrooms include a Master with ensuite Shower Room. There is a sumptuously designed bathroom with illuminated rice paper style wall, a basin, a freestanding bath and separate shower cubicle. Undoubtedly the rear garden forms the main attraction of this property ideal for al-fresco entertaining together with it's generous wide driveway and a large L shaped Garage cleverly disguised ideal for any motor enthusiast. A unique home not to be missed. EPC Rating - D

£259,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

ENTRANCE PORCH

There is a uPVC double glazed front door.

ENTRANCE HALL

With built in mirrored cupboard, a radiator and access to the loft space. Double doors open into the Lounge.

LOUNGE

4.62m (15'2") x 4.06m (13'4")

A beautiful refurbished lounge featuring a stunning fireplace housing a living flame gas fire set on a granite hearth. Decorated in two tone modern colour schemes with an accent adorned wall featuring a large built in water display and recess lighting. There is a radiator and a wide uPVC bow front window.



ENTRANCE HALL

KITCHEN

5.87m (19'3") x 3.43m (11'3")

A superb modern two tone kitchen in a graphite grey and white finish with complementary worksurfaces incorporating a designer sink with monobloc mixer tap and tile splashback. There is a large centre island with a breakfast bar overhang, drawers beneath and a built in Neff induction hob. There are two eye level double ovens and a range of cupboards concealing the built in fridge freezer, there is plumbing for a washing machine, tumble dryer and an integrated dishwasher. The Kitchen has bi-fold doors opening onto the rear garden, two designer radiators, recess ceiling lights and a beautiful light grey porcelain tiled floor providing under floor heating.



LOUNGE

SUN LOUNGE

4.93m (16'2") x 3.05m (10'0")

Steps lead down from the kitchen into a fabulous sun lounge with porcelain tiled floor providing under floor heating, uPVC windows and French double glazed doors give views and access onto the landscaped gardens. Joining the sun lounge is a superb snug/sitting area.

SNUG/SITTING AREA

3.66m (12'0") x 2.62m (8'7")

Complete with log burning stove, designer radiator and recess lighting.



LOUNGE

MASTER BEDROOM

3.35m (11'0") x 3.40m (11'2")

With a smart wood laminate floor, a radiator and a uPVC double glazed window.

ENSUITE SHOWER ROOM

Featuring a slim line vanity unit, heated towel rail and a designer walk in fixed glass shower with Aqualisa overhead rainfall shower unit.

BEDROOM TWO

2.87m (9'5") x 2.69m (8'10")max

Featuring built in wardrobe with overhead storage incorporating a corner desk unit and designer radiator. There is a ceiling fan light and a uPVC double glazed front window.



KITCHEN

BEDROOM THREE

3.10m (10'2") x 2.36m (7'9")

With a radiator and a uPVC double glazed front window.

BATHROOM

3.35m (11'0") x 2.69m (8'10")

A sumptuously appointed bathroom suite featuring specially designed rice paper style illuminated Japanese wall with split level tiled flooring. Fitted with a white suite comprising a wide handbasin set on grey drawers with close coupled w.c. and a large oval shaped bath. There is a further walk in shower cubicle with glass screen and fixed head shower and the walls feature travertine tiling. Two chrome heated towel warmers, LED ceiling lights, twin mirrors and a uPVC glazed window.

OUTSIDE

EXTENDED DOUBLE GARAGE

5.26m (17'3") x 4.65m (15'3") plus 4.83m (15'10") x 4.17m (13'8")

This large extended L shape double garage ideal for any motor mechanic enthusiast with power and light and electric roller door.

OUTSIDE

The property occupies a broad frontage screened by wrought iron and brick wall boundary. The front garden features artificial lawn with raised planters and york stone pathway. Undoubtedly the rear garden forms the main attraction to this superb conventional property designed by the present owners featuring a Japanese style koi pond with york stone paving creating patio areas, artificial lawn with seating area and raised planter and a covered canopy ideal for a hot tub. The gardens are enclosed by fencing to the perimeters and enjoy a good deal of sunshine during the summer months. A wide concrete and brick edge driveway to one side leads to the garage.

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

Comprises radiators as detailed above connected to the combination central heating boiler located in the loft.

DOUBLE GLAZING

The property has the benefit of uPVC framed double glazing.

SECURITY

A security alarm system is installed. There is also a CCTV system in place.

LOCAL AUTHORITY

North East Lincolnshire Council.



KITCHEN



SUN LOUNGE



SNUG/SITTING AREA



MASTER BEDROOM

COUNCIL TAX

Our enquiries of the Local Authority indicate the property to be in Council Tax Band D.

TENURE

Freehold - subject to Solicitors verification.

VIEWING

Strictly by appointment through the Agents on Grimsby 311000.



BEDROOM TWO



BEDROOM THREE



BATHROOM



OUTSIDE



OUTSIDE

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.



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