



Walsh Gardens, Scartho Top, Grimsby, DN33 3SB

Offers In Region Of £285,000

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Walsh Gardens, Scartho Top, Grimsby, DN33 3SB

This is a spacious and versatile four bedroom detached family home, set on the increasingly popular Scartho Top and being close to a local supermarket and also convenient for the Diana, Princess of Wales Hospital.

The property has more space than you may expect and briefly comprises hall, cloakroom, living room, large kitchen/diner, a sun room extension, utility room and also having one half of the double garage converted for additional space such as a home office or gym. On the first floor is the primary bedroom with en-suite, three further bedrooms and family bathroom.

To the front there is plenty of parking on the blocked pave driveway which leads to the integral garage. To the rear is a south facing garden which is largely laid to patio for ease of maintenance and has a decked area, along with a pebbled water feature. There is also a summerhouse which could be converted to an garden bar or party room.

This house is perfectly set for a balance of family and entertaining space and whilst it does require a refresh in places, it is one that can be moved in to immediately.





Entrance Hall

Entry via a composite door, stairs to the first floor and a radiator.

Living Room

5.2m x 3.18m (17'0" x 10'5")

A good sized living room with laminate flooring, a gas fire in a modern surround, a double glazed window to the front and double doors to the kitchen/diner.

Cloakroom

Fitted with a modern white hand basin a w.c. and a radiator





Kitchen/Diner

7.79m x 2.95m (25'6" x 9'8")

A lovely spacious kitchen/diner, with a good range of Ivory high gloss rounded edged units with black granite worktops which extends to provide a breakfast bar area and incorporates an under mounted stainless steel sink. It is fitted with an electric hob, oven and microwave, as well as an integrated dishwasher and recess for an American style fridge/freezer.

To the far end of the room is a dining area which is open plan to the sun room, having a tiled floor which extends through both rooms.

Sun Room

3.54m x 2.84m (11'7" x 9'3")

This wonderful sun room addition has bi-fold doors to the garden and a double glazed vaulted roof lantern and would make an excellent room for entertaining friends and family.

Utility Room



accommodation.

Home Office/Gym

4.79m x 2.39m (15'8" x 7'10")

Formerly one half of the double garage, this room has been converted to provide additional space and would make a good sized home office, gym or hobby room.

Landing

Providing access to all first floor rooms and a built in storage cupboard.

Bedroom 1

5.15m x 3.98m (16'10" x 13'0")

A spacious primary bedroom with open fronted wardrobes and two double glazed windows to the front elevation and a radiator.



En Suite Shower Room

The en-suite shower room is finished with a lovely and unusual protruding white quartz effect tile to most of the walls, with aqua boarding to the shower cubicle. Having a modern hand basin and w.c. set within a grey wood grain effect vanity unit with concealed cistern and inlaid mirror.

Bedroom 2

4.29m x 2.6m (14'0" x 8'6")

A good sized double room with double glazed window and a radiator.

Bedroom 3

3.34m maximum x 2.54m (10'11" x 8'4")

A double room with double glazed window and a radiator.





Bedroom 4

2.54m x 2.56m (8'4" x 8'4")

With double glazed window and a radiator.

Bathroom

Fitted with a contemporary white suite consisting of a bath with shower over, hand basin and w.c. set within an Ivory high gloss vanity unit with a concealed cistern. Having a towel rail, tiling to the bath area and the floor.

Garage

5.13m x 2.63m (16'9" x 8'7")

This double garage has been partially converted as previously mentioned, with the right hand side door still providing storage for a vehicle.

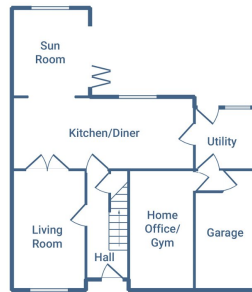


Gardens

This property has plenty of parking to the front with a large block paved driveway which leads to the garage.

The rear garden is south facing and is predominantly laid to patio, with a decked area and pebbled water feature. In addition is this timber summer house which would make a fantastic home bar.





Ground Floor



First Floor



Very energy efficient – lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

80

84



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