

MARTIN MASLIN

THE CHESTNUTS
9 AUGUSTA OAKS
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN34 4UG



A SUPERB DETACHED RESIDENCE LOCATED ON AUGUSTA OAKS, A DELIGHTFUL
CUL-DE-SAC OF QUALITY HOMES LOCATED JUST OFF AUGUSTA STREET

£395,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The Property

Situated on Augusta Oaks a delightful cul-de-sac of quality homes located just off Augusta Street, The Chestnuts is an impressive detached residence offering family size accommodation with the benefit of gas central heating, uPVC framed double glazing and a security alarm system. Built around twenty years ago and presented to an excellent standard the property exudes quality throughout and viewing is highly recommended.

Designed with a Tudor themed front elevation the property is visually attractive and principal features of the accommodation undoubtedly include the welcoming central Reception Hall from where the spindle balustrade staircase leads to the first floor, the useful Cloakroom and the impressive main Lounge with its white Adam style fireplace and facility for an open fire if required. The Family/Dining Room links to the garden via patio style doors and the centrepiece of the ground floor accommodation is, without doubt, the 24'4 Dining Kitchen complete with shaker style oak units, black granite worksurfaces and built-in appliances. A uPVC Conservatory links in an open plan style to the Dining Kitchen and forms a great overall living area so popular with today's buyers. There is a Utility Room equipped to the same standard as the kitchen whilst upstairs all the rooms are accessed from the light and spacious Gallery Landing with spindle balustrade surround to the staircase.

The Master Bedroom is of particularly good size and includes a great range of built-in furniture including wardrobes and a dresser. It has the benefit of its own en-suite Shower Room whilst the other three double Bedrooms are all fitted with furniture including desk/dressers in two of them. The Family Bathroom is lovely with a sumptuous white suite including a corner bath with carpeted steps to the side and an oversize shower cubicle with an Aqualisa shower.

The Chestnuts stands within beautiful gardens which have matured over the last twenty years to create a lovely setting for the house. The front garden is part lawned and features a double width driveway and tall trees and shrubs whilst the rear garden includes a substantial decking area, a paved terrace, a Summerhouse and two sheds. An extending sun canopy shelters the patio area and mature trees form a lovely backdrop.

Augusta Oaks is only a few minutes walk from the Town Centre and the well regarded private schools of St Martins and St James are within easy reach.

All in all The Chestnuts is a magnificent home of impeccable quality in a secluded yet convenient location. An appointment to view can be made through the Agents on Grimsby 311000. EPC Rating - E



Accommodation

GROUND FLOOR

RECEPTION HALL

A welcoming central hallway from where the spindle balustrade staircase leads to the first floor. There is an understairs recess, a useful double cupboard, a door linking directly to the Double Garage and a central heating radiator with a decorative cover.

CLOAKROOM

With a white suite comprising a w.c and a pedestal washbasin. Central heating radiator.

LOUNGE

5.79m (19'0") x 4.42m (14'6")

A room of excellent proportions and featuring a classic Adam style column fireplace with a marble inset and hearth and an open fire grate if required. Twin side windows provide additional natural light and there is a central heating radiator.

FAMILY/DINING ROOM

3.76m (12'4") x 3.56m (11'8")

A lovely room with patio style doors opening to the rear terrace and a central heating radiator.

DINING KITCHEN

7.42m (24'4") x 3.20m (10'6")

A very impressive room comprehensively equipped with a range of shaker style oak wall and base cabinets with black granite worksurfaces incorporating inset 1.5 bowl sinks. Built in appliances comprise a Beko electric oven, a Panasonic microwave oven, an AEG 4 ring electric ceramic hob with curved glass extractor canopy above, a dishwasher and a fridge. There is electric under floor heating under the ceramic tile floor and ample space for a dining table and the Dining Kitchen opens through into the Conservatory. A granite topped peninsular breakfast bar is a useful feature and a door also links to the Utility Room.

CONSERVATORY

3.96m (13'0") x 3.66m (12'0")

A good size uPVC double glazed Conservatory with under floor heating and French doors opening into the rear garden.

UTILITY ROOM

3.66m (12'0") x 2.06m (6'9")

Superbly equipped with oak cabinets and black granite worksurfaces matching those in the Dining Kitchen. There is provision for freestanding appliances and a cupboard houses the Ideal Classic gas central heating boiler. There is a black composite single drainer sink unit and a door leads outside.



RECEPTION HALL



RECEPTION HALL



LOUNGE



LOUNGE

FIRST FLOOR

LANDING

A superb gallery landing with a spindle balustrade surrounding the staircase. There are two cupboards (one housing the prelagged hot water cylinder) and a central heating radiator.

MASTER BEDROOM

4.70m (15'5") x 4.42m (14'6")

Stylishly appointed with a range of white furniture including part mirrored wardrobes, drawers and a dresser. There is a central heating radiator and a door opens to the en-suite Shower Room.

ENSUITE SHOWER ROOM

3.56m (11'8") x 1.73m (5'8")

Half tiled and featuring a white suite comprising a pedestal washbasin, a w.c. and a shower cubicle with a clear door and an Aqualisa mixer shower. Central heating radiator.

BEDROOM TWO

3.78m (12'5") x 3.58m (11'9")

Positioned at the rear of the house and with a range of white furniture including wardrobes and high level cupboards which form a double bed head recess. Central heating radiator.

BEDROOM THREE

3.78m (12'5") x 3.35m (11'0")

With pearwood style furniture including wardrobes and a corner desk/dresser unit. Central heating radiator.

BEDROOM FOUR

3.58m (11'9") x 2.74m (9'0")

With pearwood style wardrobes, a desk/dresser and a central heating radiator.

FAMILY BATHROOM

3.71m (12'2") x 1.75m (5'9")

A sumptuous part tiled bathroom with a white suite comprising a corner bath, a w.c. and a pedestal washbasin. There is a larger than average quadrant shaped shower cubicle with an Aqualisa mixer shower. There is a central heating radiator.



FAMILY/DINING ROOM



DINING KITCHEN



DINING KITCHEN



DINING KITCHEN

OUTSIDE

DOUBLE GARAGE

5.49m (18'0") x 5.49m (18'0")

With twin electrically operated up and over doors, electric light and power and an internal door linking to the house.

The Chestnuts stands within lovely established gardens with a double width block paved driveway at the front providing space for parking additional vehicles. Mature shrubs and trees within the partly lawned front garden provide excellent privacy for the main Lounge whilst the rear garden is mainly lawned plus paved and decking areas. There is a Summerhouse, a wooden shed and a metal shed. There is a paved side area plus an enclosed area behind the summerhouse with apple trees.

SERVICES

Mains gas, water, electricity and drainage are connected to the property.

CENTRAL HEATING

Comprises radiators as detailed above connected to the Ideal Classic gas boiler in the Utility Room.

DOUBLE GLAZING

The property has the benefit of uPVC framed double glazing.

SECURITY

A security alarm system is installed.

LOCAL AUTHORITY

North East Lincolnshire Council.

COUNCIL TAX

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

TENURE

Freehold - subject to Solicitors verification.

VIEWING

By appointment through the Agents on Grimsby 311000.



CONSERVATORY



LANDING



MASTER BEDROOM



MASTER BEDROOM



ENSUITE SHOWER ROOM



BEDROOM TWO



FAMILY BATHROOM



FAMILY 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.

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

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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