



35 Albatross Drive, Grimsby, DN37 9PR
£248,000

Key Features:

- Four Bedroom Detached Family Home
- Quiet Cul De Sac Position at Aylesby Park
- Spacious & Versatile Accommodation
- South West Facing Rear Garden
- Modern Fitted Kitchen
- Well Proportioned Lounge
- Separate Dining Room
- Ground Floor Cloakroom/WC
- En Suite Shower Room & Family Bathroom
- Driveway Parking & Attached Garage

Situated within a pleasant and quiet cul-de-sac at Aylesby Park, this impressive four-bedroom detached home offers spacious and versatile accommodation, ideally suited to modern family living. Conveniently positioned on the outskirts of Grimsby, the property enjoys easy access to local amenities at nearby Wybers Wood, schools, excellent transport links, Grimsby town centre, and the seafront at Cleethorpes. The accommodation is thoughtfully arranged to provide an excellent flow throughout the ground floor. An inviting entrance hall gives access to a cloakroom/WC and a well-proportioned front-facing lounge. Glazed internal doors create a light and open feel, connecting the main reception rooms. The kitchen is fitted with contemporary gloss units and incorporates a built-in oven and gas hob, while the separate dining room can be accessed from both the kitchen and lounge, creating a flexible layout perfectly suited to both everyday family life and entertaining. French doors open onto the rear garden, and hard flooring throughout the ground floor provides a practical yet stylish finish. The first floor offers four good sized bedrooms, including the principal bedroom, which is currently utilised as an additional sitting room and benefits from an en-suite shower room. The remaining bedrooms are served by a well-appointed family bathroom, while useful loft storage adds further practicality. Outside, the property stands within well maintained established gardens, with the south-west facing rear garden offering a patio seating area and lawn, creating an ideal space for outdoor entertaining. To the front, a driveway provides off-road parking and leads to the attached garage. The property also benefits from solar panels, contributing towards improved energy efficiency and lower running costs. Combining a peaceful setting with excellent convenience, this is a superb opportunity to acquire a spacious family home in one of the area's most popular residential developments.



LOUNGE

14'10" x 14'2" (4.54 x 4.33)

DINING ROOM

11'4" x 10'0" (3.47 x 3.05)

KITCHEN

11'4" x 10'7" (3.46 x 3.25)

CLOAKROOM/WC

5'9" x 3'1" (1.76 x 0.96)

FIRST FLOOR

BEDROOM 1

12'5" x 11'7" (3.80 x 3.55)

EN-SUITE SHOWER ROOM

6'2" x 4'3" (1.90 x 1.30)

BEDROOM 2

11'6" x 9'6" (3.53 x 2.91)

BEDROOM 3

9'3" x 7'10" (2.84 x 2.40)

BEDROOM 4

8'5" x 8'3" (2.57 x 2.54)

FAMILY BATHROOM

6'11" x 5'5" (2.12 x 1.66)

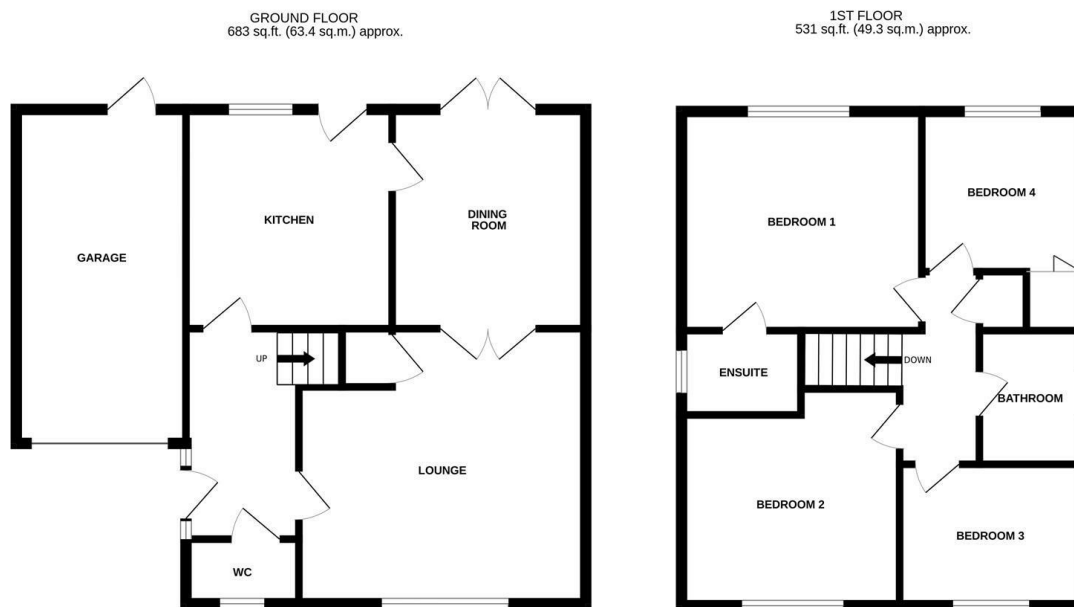
TENURE

Freehold

COUNCIL TAX BAND

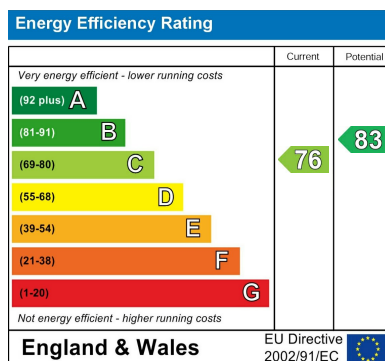
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TOTAL FLOOR AREA : 1213 sq.ft. (112.7 sq.m.) approx.

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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Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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