



**21 Devonshire Avenue, Grimsby, DN32 0BW**  
**£390,000**

## Key Features:

- Traditional Four Bedroom Detached Property
- Prestigious Grimsby Location
- Large Plot with Generous Outdoor Space
- Two Reception Rooms
- Sun Room Extension with Bi-Fold Doors
- Modern Kitchen with Integrated Appliances
- Downstairs Cloak/WC
- Four Double Bedrooms
- En Suite Shower Room & Family Bathroom
- Driveway Parking & Detached Garage

Set on a large plot, this traditional four bedroom detached home offers spacious and versatile family accommodation, located in a highly regarded and convenient area of Grimsby. Ideally positioned for excellent local schools, colleges, Diana, Princess of Wales Hospital, and a short walk along Bargate to the town centre.

The property features well-proportioned and light-filled accommodation, comprising an entrance hall, cloak/WC, separate lounge and dining room, a new modern fitted kitchen, and sun room with bi-folding doors opening onto the rear garden.

To the first floor are four good sized bedrooms, including the main bedroom with an en suite shower room, together with a large family bathroom. The home also has the convenience of a lift, ideal for accessible family living.

Outside, the property enjoys generous outdoor space, with lawned gardens surrounding three sides of the property, along with a driveway and detached garage.



### **ENTRANCE HALL**

Accessed via a side entrance porch. Featuring parquet wood flooring and oak return staircase with glass balustrade.

### **CLOAKROOM**

Fitted with a WC and vanity hand basin.

### **LOUNGE**

20'11" x 12'4" (6.40 x 3.78)

With side and rear aspect bay windows, feature fireplace with inset gas fire, and wood effect LVT flooring.

### **DINING ROOM**

15'5" x 15'0" (4.70 x 4.59)

With front and side aspect bay windows, and classic stone fireplace.

### **KITCHEN**

15'3" x 11'5" (4.67 x 3.49)

Fitted with a large range of modern gloss units, with a built-in double oven/grill, microwave, ceramic hob, integral dishwasher and fridge/freezer. Side aspect window.

### **SUN ROOM**

15'11" x 11'11" (4.87 x 3.65)

Additional living space overlooking the rear garden, featuring bi-folding doors, and Karndean flooring.

### **FIRST FLOOR LANDING**

With a side aspect window and storage cupboard/study area - to half landing.

### **BEDROOM 1**

15'11" x 12'0" (4.87 x 3.66)

With built-in wardrobes, side and rear aspect windows.

### **EN SUITE SHOWER ROOM**

6'9" x 5'9" (2.06 x 1.76)

Fitted with a shower enclosure, vanity unit, WC, and heated towel rail.

### **BEDROOM 2**

13'5" x 11'11" (4.11 x 3.65)

With built-in wardrobes, and front aspect bay window.

### **BEDROOM 3**

12'7" x 12'5" (3.84 x 3.79)

With side and rear aspect windows.

### **BEDROOM 4**

12'4" x 8'5" (3.77 x 2.57)

With built-in wardrobes, and side aspect window.

### **FAMILY BATHROOM**

9'10" x 8'2" (3.01 x 2.51)

Fitted with a shower enclosure, bath, vanity unit and WC. Illuminated wall mirror, and heated towel rail.

### **GARAGE**

A detached brick garage, with utility room to the rear.

### **COUNCIL TAX BAND**

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### **TENURE**

Freehold



GROUND FLOOR  
1005 sq.ft. (93.4 sq.m.) approx.

1ST FLOOR  
975 sq.ft. (90.6 sq.m.) approx.



TOTAL FLOOR AREA : 2235 sq.ft. (207.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	69	79
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

## 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.

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