



35 Albertross Drive, Humberston, North East Lincolnshire, DN36 4ZN
£332,500

Key Features:

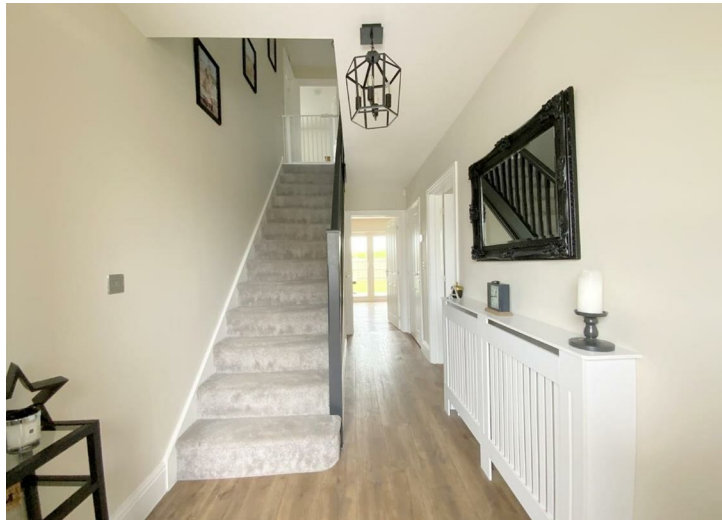
- Superb Five Bedroom Detached Home, Built 2022
- Four Spacious Double Bedrooms
- Versatile Fifth Bedroom/Study
- En-Suite & Family Bathroom
- Open Plan Living/Dining Kitchen
- Separate Lounge
- Utility Room & Downstairs Cloaks/WC
- Integral Garage
- Ample Driveway Parking
- Generous Rear Garden

Situated on a prestigious development off Humberston Avenue, this immaculately presented five bedroom detached home is a superb example of the popular Charles Church 'Harley' design. Finished with a traditional Cotswold-style buff stone elevation, the property offers a blend of timeless character and modern family living.

Inside, the accommodation features a spacious open plan living/dining kitchen - fitted with shaker style units, Quartz worktops, and two sets of French doors opening onto the rear garden. There's a separate well proportioned front aspect lounge, a practical utility room and downstairs cloaks/wc.

Upstairs are four spacious double bedrooms along with a versatile fifth bedroom or study - ideal for working from home. Both the en-suite to the main bedroom and the family bathroom are fitted with separate baths and showers for added convenience, and plantation shutter blinds offer a stylish touch throughout.

Outside, the property benefits from a double-width driveway having access to the integral garage, and a lovely sized garden to the rear, making this a fantastic option for growing families...Viewing Highly Recommended.



ENTRANCE HALL

Accessed via a composite front entrance door. With wood effect LVT flooring, and understairs storage cupboard.

CLOAKROOM

5'0" x 3'2" (1.53 x 0.97)

Fitted with a wc and pedestal hand basin. Continued LVT flooring.

LOUNGE

14'11" x 11'5" (4.57 x 3.48)

To front aspect, with feature wood slat wall panelling.

LIVING/DINING KITCHEN

27'11" x 11'3" (8.51 x 3.43)

A full width open plan room with two sets of French doors opening onto the garden. Fitted with a range of grey shaker style units and contrasting Quartz stone work tops incorporating a breakfast bar. Built-in double oven, gas hob with extractor over, integrated dishwasher, wine cooler, and space for a fridge/freezer. Wood effect LVT flooring throughout.

UTILITY ROOM

8'8" x 5'8" (2.65 x 1.74)

Providing additional storage, plumbing for a washing machine and dryer space. Side entrance door.

FIRST FLOOR LANDING

A galleried landing with a built-in storage cupboard, and front aspect window.

BEDROOM 1

12'11" x 11'6" (3.95 x 3.51)

To front aspect.

EN-SUITE BATHROOM

7'3" x 5'7" (2.23 x 1.72)

Fitted with a panelled bath, shower enclosure, pedestal basin and wc. Heated towel rail. Obscure glazed window.

BEDROOM 2

12'2" x 9'2" (3.72 x 2.81)

To front aspect.

BEDROOM 3

12'7" x 8'4" (3.84 x 2.56)

To rear aspect.

BEDROOM 4

11'10" x 8'3" (3.61 x 2.52)

To rear aspect.

BEDROOM 5/STUDY

8'4" x 6'5" (2.56 x 1.97)

To rear aspect. A versatile room currently used as a dressing room.

FAMILY BATHROOM

9'2" x 7'1" (2.80 x 2.17)

Fitted with a panelled bath, shower enclosure, pedestal basin and wc. Heated towel rail. Obscure glazed window.

OUTSIDE

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The property is set open plan to the front, with lawn, and driveway providing parking for two vehicles and access to the integral garage (housing the gas central heating boiler).

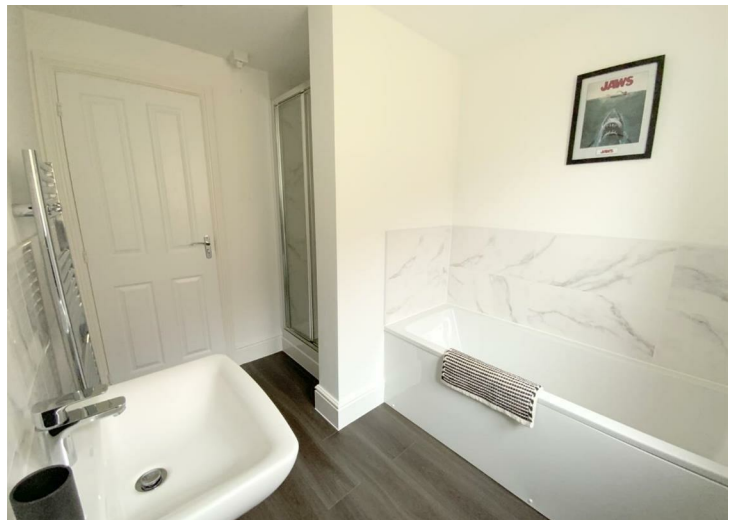
The rear garden is mainly laid to lawn, with dual aspect paved patio areas. Pergola included - providing sheltered dining or hot tub space (hot tub included).

COUNCIL TAX BAND

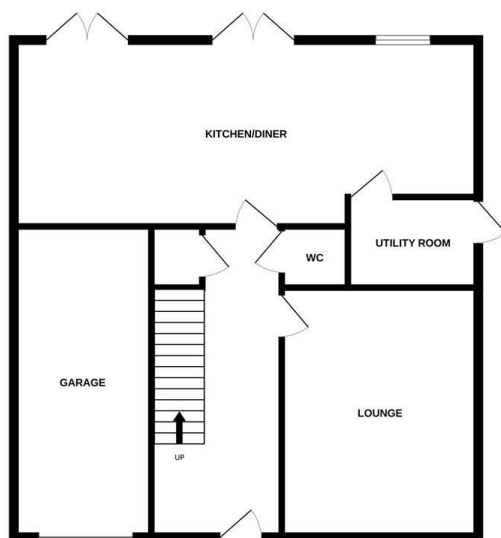
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TENURE

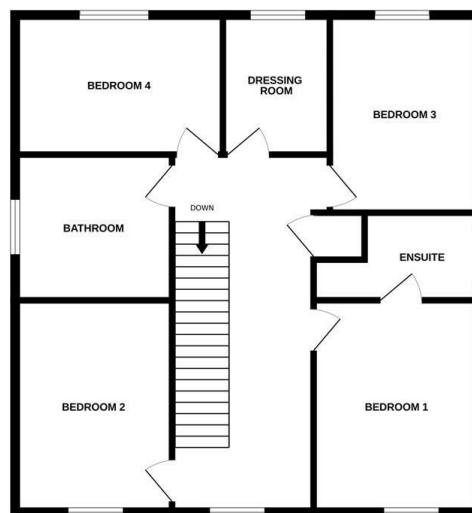
Freehold



GROUND FLOOR
842 sq.ft. (78.2 sq.m.) approx.

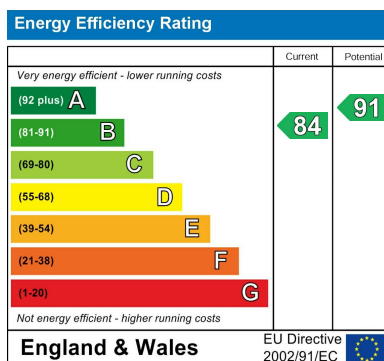


1ST FLOOR
842 sq.ft. (78.2 sq.m.) approx.



TOTAL FLOOR AREA : 1684 sq.ft. (156.4 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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