



128A HUMBERSTON AVENUE
HUMBERSTON DN36 4SY

ARGYLE
ESTATE AGENTS





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£450,000

An opportunity to acquire this impressive five bedroom detached bungalow situated on the highly regarded Humberston Avenue. Privately located away from the main road and approached by a long gravel driveway, this substantial and individual property stands within grounds of approximately one third of an acre, boasting delightful mature and established gardens. Offering generous and versatile living space the accommodation has been well maintained and much improved by the current owners to include a rear extension boasting a fabulous and spacious open-plan kitchen/family room which has been designed to take full advantage of natural light and views of the garden.

The accommodation comprises; Entrance with L-shaped hallway, open plan kitchen/family room, lounge, dining room, two double bedrooms both having en suite shower rooms, and three double bedrooms - one of which is currently used as a snug and the other as a study. Family bathroom. Beautiful private landscaped rear garden, block paved parking to the front providing ample parking, and large garage. The property benefits from gas central heating, uPVC double glazing, CCTV system and security alarm system.

Humberston Avenue is an exclusive residential area close to local shopping facilities, The Humberston Country Club and Golf Courses. It is also in the catchment area of highly regarded primary and secondary schools.

An immaculate family home offering versatile accommodation which only on internal inspection can be fully appreciated.





Hallway

The entrance to the property is via a uPVC decorative glazed door into the welcoming L-shaped hallway featuring oak internal doors, oak style flooring and radiator with decorative cover. A useful utility store and further storage cupboard with shelving and housing the gas central heating boiler.



Open Plan Kitchen/Family Room 10.20 x 7.65 (33'6" x 25'1")

A magnificent light and spacious addition to the property, undoubtedly the hub of the home, with stunning views of the landscaped garden. Featuring a vaulted ceiling with automatic

Velux windows and uPVC double glazed french doors with full height picture window above. A lovely focal point of the room is the contemporary style fireplace with an 8kw wood burning stove and slate hearth. Two vertical radiators and Oak style flooring.

The kitchen area is equipped with units fitted by Haagensens, comprising; Solid oak wall and base units with complimentary Silestone Quartz worksurfaces incorporating an inset ceramic sink with chrome mixer tap. Integrated Neff fan oven and Neff combi/microwave oven. Five ring ceramic hob with extractor fan above, integrated fridge and washing machine. Plinth heater incorporating air-cooling, ceramic floor tiling and radiator.



Lounge 6.07 x 3.65 (19'11" x 12'0")

Access from the hallway the lounge is also open plan to the family room. Featuring a Portuguese limestone fire surround and hearth incorporating a 5kw multi fuel burning stove. Oak style flooring, radiator, uPVC double glazed window to the front elevation and access into the dining room.



Dining Room 6.30 x 2.72 (20'8" x 8'11")

With bi-fold doors into the open plan family room, white decorative fire surround with marble back and hearth incorporating an electric coal effect fire. Oak style flooring, radiator, a uPVC window to the front elevation and access into bedrooms.



Master Bedroom 5.08 x 3.67 (16'8" x 12'0")

Accessed at the end of the hallway, overlooking the rear garden through uPVC double glazed slide and tilt doors which lead onto the patio area. Featuring a range of Haagensens white fitted wardrobes with central mirrored doors and matching bedside chests. Carpeted flooring and radiator.



En Suite 2.34 x 1.45 (7'8" x 4'9")

Fully tiled en-suite fitted with a quadrant shower cubicle having an electric shower. Vanity unit with white ceramic basin having mirror with shelves and shaver point. Low flush w.c. Chrome towel radiator, extractor fan, and a uPVC obscure glazed window to the side elevation.



Second Double Bedroom 4.45 x 3.24 (14'7" x 10'8")

Accessed via the dining room, featuring an arched uPVC window to the front elevation, Velux window to sloped ceiling and uPVC double glazed window to the side elevation. Bamboo flooring and radiator.

En Suite 2.26 x 1.56 (7'5" x 5'1")

Fitted with a double shower enclosure with glazed screen and electric shower. White pedestal wash basin and low flush w.c.. Mosaic wall tiles, radiator, extractor fan and a uPVC obscure glazed window to the side elevation.



Third Double Bedroom 3.84 x 3.65 (12'7" x 12'0")

A further double bedroom currently used as a snug, overlooking the front of the property through a uPVC double glazed window. Carpet flooring and radiator.

Family Bathroom 2.35 x 2.19 (7'9" x 7'2")

Fully tiled bathroom fitted with a traditional style suite comprising; Panelled bath with glazed screen and electric shower over. Pedestal wash basin and low flush w.c.. Towel radiator, extractor fan and a uPVC obscure glazed window to the side elevation.



Fourth Double Bedroom 3.50 x 3.01 (11'6" x 9'11")

A further double bedroom currently used as a study and accessed from the dining room. With Bamboo flooring, radiator and two uPVC double glazed windows to the side elevation and French doors to the rear garden.

Fifth Double Bedroom 3.64 x 2.56 (11'11" x 8'5")

Situated adjacent to the master bedroom this further double bedroom with uPVC double glazed window to the side elevation, carpeted flooring and radiator.



Outside

The property shares a long gravelled driveway leading up to the bungalow with large garage. Sizeable block paved area providing ample parking with outdoor lighting and featuring low hedged topiary borders. Side access gates lead you to the rear garden. Boasting a beautifully maintained and extremely private rear garden with a sunny aspect, mainly laid to lawn with an abundance of mature shrubs, fruit trees, a sycamore tree, box topiary hedging and well stocked borders providing all year round colour. There are paved patio areas ideal for outdoor entertaining. Fencing to the side boundaries, timber shed, greenhouse and a log store.



TOTAL APPROX. FLOOR AREA 2256 SQ.FT. (209.6 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2016



31 Sea View Street
Cleethorpes
DN35 8EU



ARGYLE
ESTATE AGENTS

T: 01472 603929
F: 01472 291013
enquiries@argyleestateagents.co.uk
www.argyleestateagents.co.uk