

ARGYLE

ESTATE AGENTS



4 Butterwick Close, Cleethorpes DN35 0JY
£235,000

Key Features:

- Four Bedroom Detached Property
- Excellent Family Accommodation
- Highly Popular Area Close To Signhills Academy
- Lounge, Conservatory
- Kitchen, Separate Dining Room
- Cloakroom/WC, Family Bathroom
- Gas Central Heating
- uPVC Double Glazing (Replaced 2016)
- Driveway, Detached Garage

Early viewing is recommended of this spacious four bedroom detached family home located close to Chichester Road, in this highly popular area just a short walk to the well regarded Signhills Academy. Occupying a pleasant cul de sac location the property stands with driveway leading to the detached garage and enclosed garden at the rear. Internally the accommodation comprises Entrance Hall, Cloakroom/WC, front facing Lounge leading to the Conservatory at the rear. Kitchen and separate Dining Room. To the first floor are four good sized Bedrooms, and a family Bathroom.



ENTRANCE

Access via composite door into the hall with a uPVC window to the front elevation. Oak flooring, central heating radiator and understairs storage cupboard. Carpeted staircase rising to the first floor.

CLOAKROOM/WC

1.87 X 0.93 (6'2" X 3'1")

Fitted with a low flush wc, and pedestal wash basin. Central heating radiator, and a uPVC obscure glazed window to the rear elevation.

KITCHEN

4.18 X 2.81 (13'9" X 9'3")

Fitted with a range of base and wall mounted units with contrasting work surfaces and tiled splashbacks. Incorporating a resin sink/drainage and mixer tap, integrated fridge and freezer, and plumbing for a washing machine (included). Range cooker with five ring gas hob, glass splashback and chimney style extractor over. Wall unit housing the gas central heating boiler. Built-in storage cupboard. Vinyl flooring. UPVC window to the rear elevation and uPVC door to the rear garden.

DINING ROOM

3.38 X 2.78 (11'1" X 9'1")

Leading off the kitchen, a separate dining room with a uPVC window to the front elevation, built-in storage cupboard, central heating radiator, and carpeted floor.

LOUNGE

6.54 X 3.37 (21'5" X 11'1")

With a uPVC half bay window to the front elevation, a good sized lounge with chimney breast featuring a modern wall mounted electric fire. Two central heating radiators, and carpeted floor. Patio doors to:-

CONSERVATORY

3.86 X 3.02 (12'8" X 9'11")

Of brick base with uPVC double glazing, Central heating radiator, vinyl flooring and access to the rear garden.

FIRST FLOOR LANDING

With built-in storage cupboard, loft access and carpeted floor.

BEDROOM ONE

4.53 X 2.81 (14'10" X 9'3")

With a uPVC window to the front elevation, central heating radiator and carpeted floor.

BEDROOM TWO

3.22 X 2.85 (10'7" X 9'4")

A second double bedroom, with a uPVC window to the front elevation, fitted wardrobes, and useful built-in storage cupboard. Central heating radiator, and carpeted floor.

BEDROOM THREE

2.70 X 2.38 (8'10" X 7'10")

A further double bedroom, with a uPVC window to the rear elevation, central heating radiator and carpeted floor.

BEDROOM FOUR

2.71 X 2.34 (8'11" X 7'8")

A good sized fourth bedroom, with a uPVC window to the rear elevation, central heating radiator and carpeted floor.

FAMILY BATHROOM

3.04 X 1.70 (10'0" X 5'7")

Fitted with a white suite comprising a panelled bath with shower over and glazed screen. Pedestal wash basin, and a low flush wc. Chrome towel radiator, vinyl flooring and a uPVC obscure glazed window to the rear elevation.

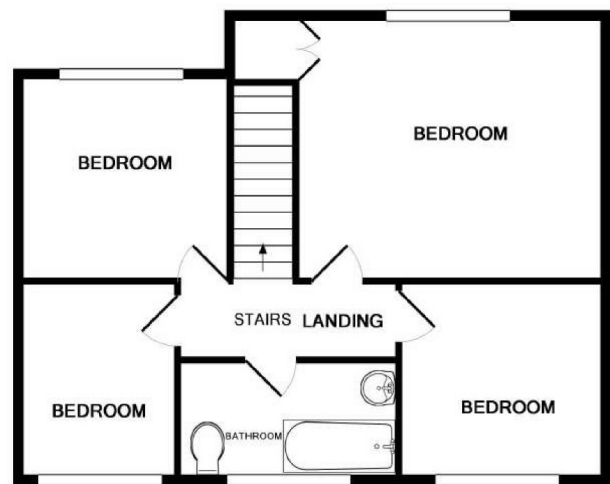
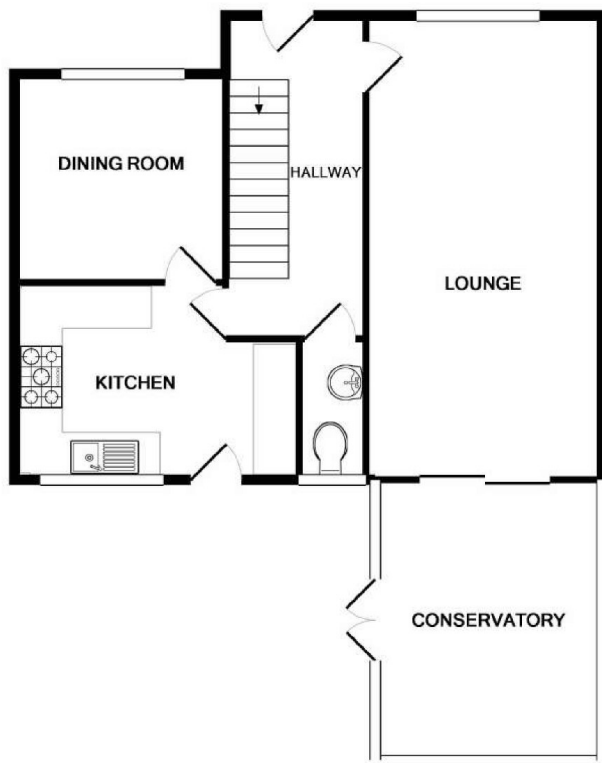
OUTSIDE

The front of the property is open plan with block paved driveway leading to the detached garage. Side gated access to the enclosed rear garden with lawn and patio area.

GARAGE

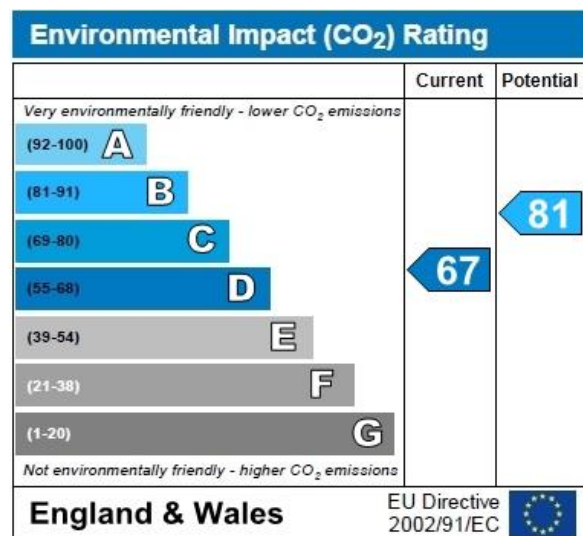
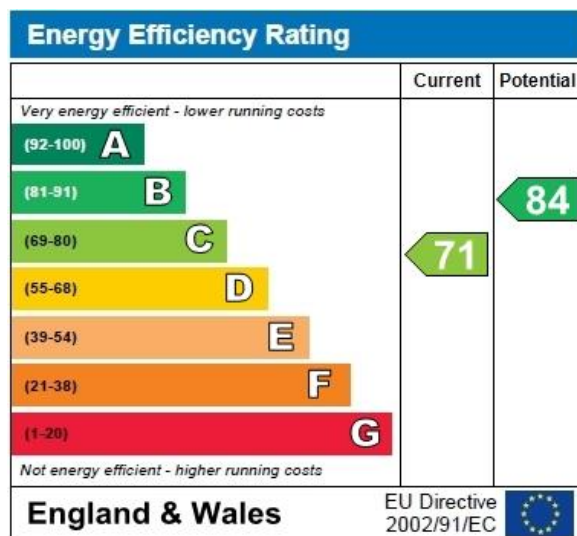
A detached brick garage with up and over door, power and light.





TOTAL APPROX. FLOOR AREA 1268 SQ.FT. (117.8 SQ.M.)

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
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VIEWINGS

By Appointment Only

TENURE

We are advised by the vendor that the property is: Freehold 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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