



Plot 112, 76 Fenwick Road Grimsby, North East Lincolnshire DN33 3ST

*** PACKED FULL OF EXTARS *** Cyden Homes are delighted to present this attractive FOUR bedroom, DETACHED family home, located in the popular Scartho Top Development. High Specification throughout comprising of a spacious open plan KITCHEN and Dining with a separate SUN ROOM/SECOND LOUNGE and a separate UTILITY and cloakroom. Generous sized lounge and STUDY. FOUR spacious bedrooms with a good sized EN-SUITE and fitted wardrobes to bedroom one, three further bedrooms, family bathroom. The Citrine offers a garden, detached single garage with large block paved driveway. Anticipated completion Summer 2024. Ten year new home warranty, double-glazed windows, efficient central heating system and completed using branded quality appliances, sanitary ware and wall and floor tiling. **Whilst these particulars are prepared with due care for the convenience of the intending purchasers, the information contained therein is intended as a preliminary guide only. Images of the similar house style/plots will vary in terms of materials/colour scheme.

£329,950

- HIGH SPECIFICATION
- FLOOR TILING TO HALLWAY INCLUDED!
- FLOOR TILING TO KITCHEN INCLUDED!
- FLOOR TILING TO DINING ROOM INCLUDED!
- CARPETS INCLUDED!
- LARGE FOUR BEDROOM HOME
- GARAGE & LONG BLOCK PAVED DRIVEWAY
- EN—SUITE & FAMILY BATHROOM, UTILITY ROOM & STUDY



MEASUREMENTS

All measurements are approximate.

PHOTOGRAPHS

All the photographs on this brochure are for illustrations purposes only.

ACCOMMODATION

ENTRANCE

LOBBY

HALLWAY

CLOAKS/WC

5'9" x 28'0" (1.77 x 8.54)

LOUNGE

16'11" x 10'11" (5.16 x 3.35)



STUDY

9'0" x 8'0" (2.75 x 2.46)

KITCHEN DINER

26'4" x 10'7" (8.04 x 3.23)



DINING AREA



SUNROOM

13'2" x 10'0" (4.03 x 3.07)



FIRST FLOOR

FIRST FLOOR LANDING

BEDROOM ONE

14'9" x 11'2" (4.50 x 3.41)



EN SUITE SHOWER ROOM

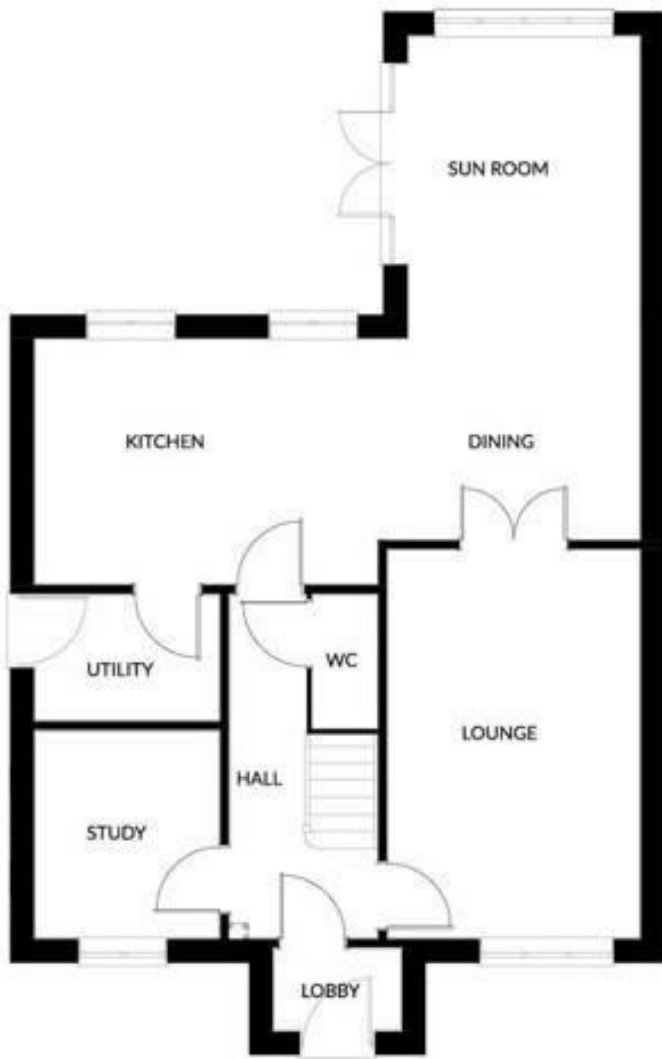
6'5" x 4'0" (1.98 x 1.24)



BEDROOM TWO

13'11" x 8'3" (4.25 x 2.54)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
		85	85

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.