



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

\*\*\*\*SALES OFFICE NOW OPEN – OFF SHAW DRIVE\*\*\*\* 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.

**£319,950**

- **\*\* NEW PRICE \*\***
- **£12,000 CASH BACK AVAILABLE**
- **FLOOR TILING TO HALLWAY & CLOAKROOM INCLUDED!**
- **FLOOR TILING TO KITCHEN & DINING ROOM INCLUDED!**
- **FLOOR TILING TO SUNROOM INCLUDED!**
- **FRIDGE FREEZER INCLUDED!**
- **UPGRADED KITCHEN UNITS INCLUDED!**
- **UPGRADED SHOWER INCLUDED!**
- **Executive detached family home, Spacious lounge**
- **Sunroom/second lounge, Study, Utility room**



## 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)



### BEDROOM THREE

10'11" x 10'7" (3.35 x 3.25)



### BEDROOM FOUR

11'9" x 8'1" (3.60 x 2.47)



### BATHROOM

6'9" x 5'6" (2.07 x 1.70)

### OUTSIDE

### GARAGE

### FRONT AND REAR GARDENS

### SITE MAP



### TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

### COUNCIL TAX BAND

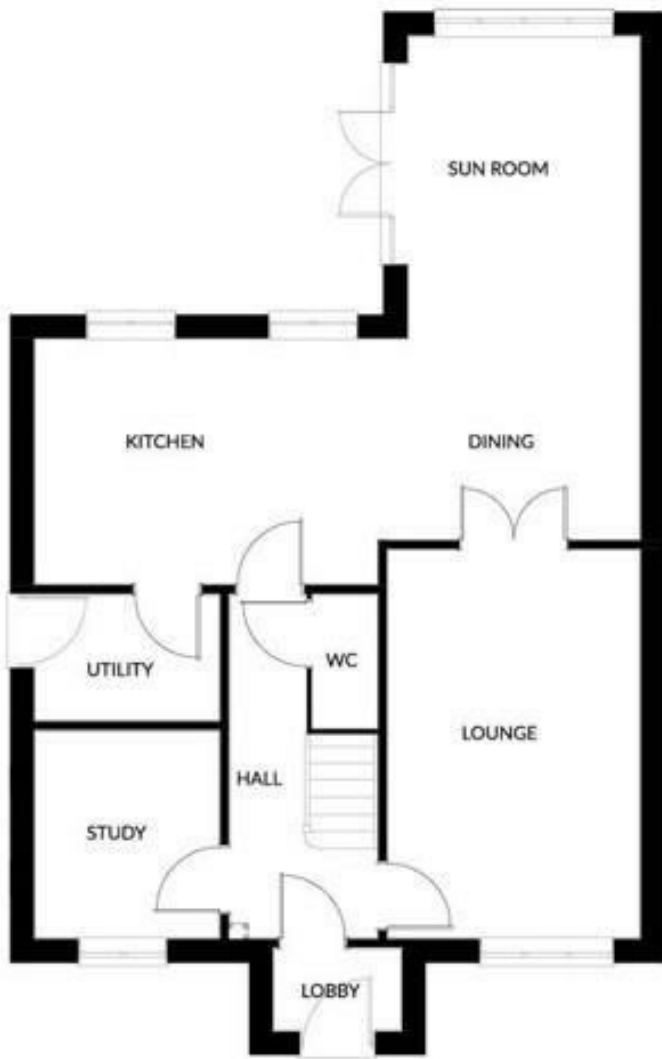
Council Tax Band NOT YET SET

### VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

### OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



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>			
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		<b>85</b>	<b>85</b>

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.