



Plot 135, 20 Kestrel Drive Waltham, North East Lincolnshire DN37 0FF

This stunning FOUR BEDROOM HOME offers a superb layout and stunning specification throughout situated on the popular Hyde Development and under construction by CYDEN HOMES. Enter through the bright hallway and you are instantly greeted by a large open hallway leading into the snug ideal entertaining or a separate family space. Walk through the snug into the open-plan kitchen complete with integrated appliances, Sile stone worktops and a large island with bi-folding doors leading onto the garden. Separate utility room offering a choice of laminate worktops. Also to the ground floor is a generous lounge with oak double doors and a spacious study.

Upstairs offers four good sized bedrooms, with bedroom one offering fitted wardrobes and a spacious en-suite, the second bedroom also offers an en-suite and dressing area, two further bedrooms and a contemporary family bathroom. This home benefits from a DOUBLE GARAGE WITH STUDIO ABOVE with a generous rear garden and patio area.

£454,950

- SUPERB DETACHED FAMILY HOME
- HIGH SPECIFICATION
- SIGNATURE CYDEN DOUBLE GARAGE WITH STUDIO ABOVE
- LOUNGE & STUDY
- SNUG & FITTED KITCHEN
- UTILITY & WC
- MASTER BEDROOM SUITE INCLUDING DRESSING ROOM & EN SUITE
- THREE FURTHER BEDROOMS ONE WITH EN SUITE
- DESIRABLE VILLAGE LOCATION
- ANTICIPATED COMPLETION WINTER 24/25



DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

ACCOMMODATION

MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

LOUNGE

12'3" x 20'4" (3.75 x 6.217)



KITCHEN

12'7" x 17'11" (3.84 x 5.48)



KITCHEN



SNUG

12'11" x 12'10" (3.95 x 3.917)



SNUG/DINING AREA



STUDY

12'5" x 7'0" (3.8 x 2.15)



UTILITY

6'9" x 5'5" (2.07 x 1.66)

WC

4'10" x 6'1" (1.475 x 1.865)

FIRST FLOOR

LANDING



BEDROOM 1

12'6" x 14'7" max (3.814 x 4.469 max)



EN SUITE

12'5" x 5'2" (3.81 x 1.6)



BEDROOM 2

12'7" x 11'10" (3.84 x 3.623)



EN SUITE

7'2" x 5'9" (2.19 x 1.775)

DRESSING ROOM

5'1" x 5'9" (1.563 x 1.775)



TENURE - FREEHOLD

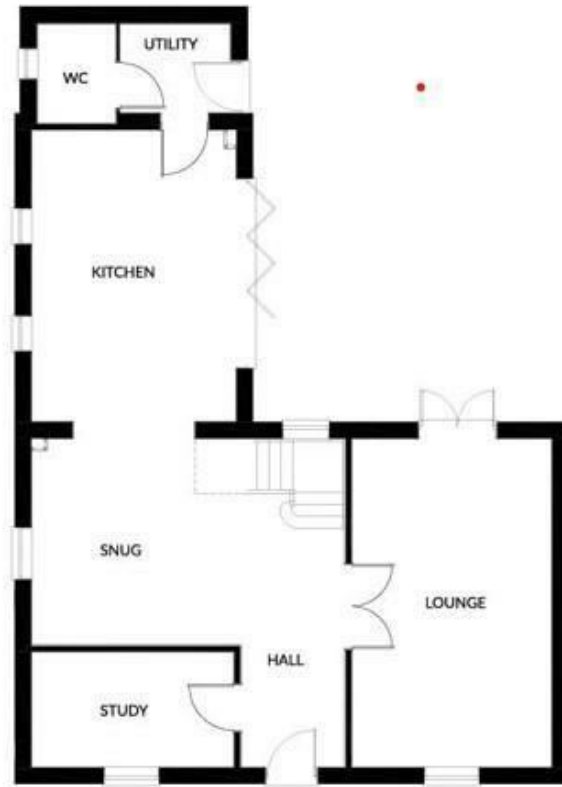
We are informed by the seller that the tenure of this property is Freehold and in addition there will be an annual management charge. Confirmation / verification has been requested. Please consult us for further details.

VIEWING ARRANGEMENTS

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

OPENING TIMES

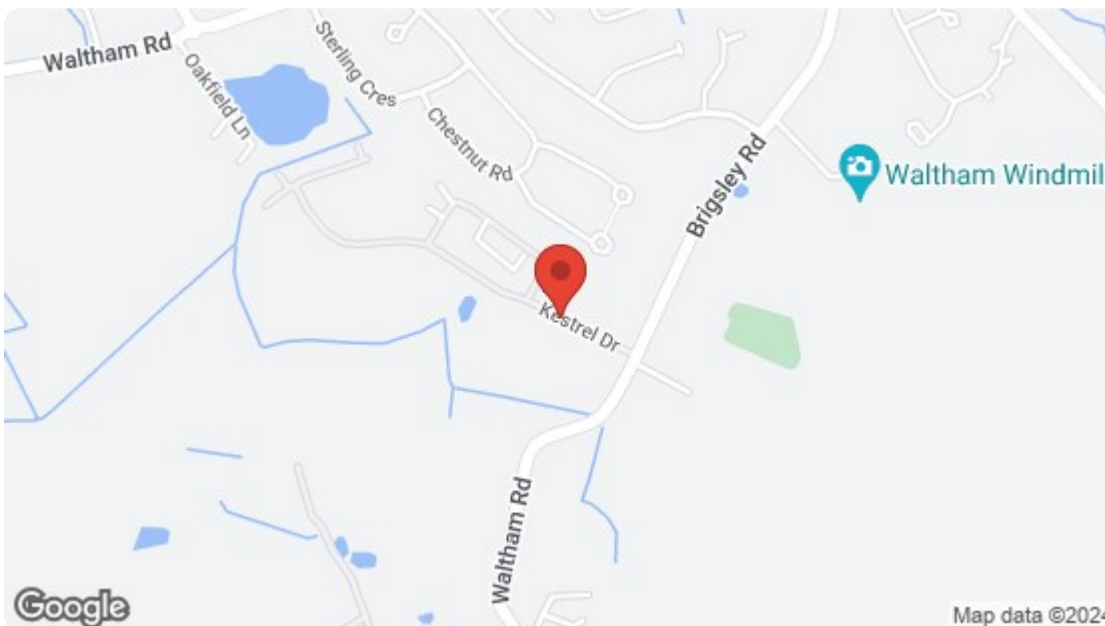
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



GROUND FLOOR



FIRST FLOOR



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			

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.