



## Plot 33, 33, Kestrel Drive Waltham, North East Lincolnshire DN37 0LB

Cyden Homes are delighted to present this attractive FOUR bedroom, DETACHED family home, located in the popular Waltham Development of The Hyde. High Specification throughout comprising of a spacious open plan KITCHEN and Dining with SUN ROOM/SECOND LOUNGE and a separate UTILITY and cloakroom. FOUR spacious bedrooms with a good sized EN-SUITE, three further bedrooms, family bathroom. The Fordite offers a garden, detached single garage with block paved driveway. Anticipated completion Autumn 2025. 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**

- FANTASTIC SPECIFICATION
- SILESTONE WORKTOPS TO KITCHEN
- UTILITY ROOM
- FOUR BEDROOMS
- DESIRABLE LOCATION
- SOLAR PV PANELS
- FLOOR TILING TO KITCHEN & CLOAKROOM
- WARDROBES TO BED 1
- GARAGE & DRIVEWAY
- ANTICIPATED COMPLETION AUTUMN 2025



## MEASUREMENTS

All measurements are approximate.

## PHOTOGRAPHS

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

## ACCOMMODATION

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## GROUND FLOOR

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## ENTRANCE

## HALLWAY

## CLOAKROOM

5'10" x 4'10" (1.80 x 1.49)

## LOUNGE

18'11" x 10'7" (5.79 x 3.25)



## LOUNGE

Additional Photograph



## KITCHEN

19'4" x 12'2" (5.91 x 3.71)





**KITCHEN**  
Additional Photograph



**DINING ROOM**  
11'1" x 9'0" (3.40 x 2.76)



**DINING ROOM**  
Additional Photograph

**DINING ROOM**  
Additional Photograph



**UTILITY ROOM**  
5'6" x 4'10" (1.70 x 1.49)

**SUNROOM**  
13'3" x 10'0" (4.05 x 3.06)



**SUNROOM**  
Additional Photograph



**FIRST FLOOR**

**FIRST FLOOR LANDING**

**BEDROOM ONE**  
14'1" x 10'9" (4.31 x 3.30)



**BEDROOM ONE**  
Additional Photograph



### EN SUITE

6'4" x 5'6" (1.95 x 1.70)



### BEDROOM TWO

14'9" x 9'1" (4.52 x 2.77)



### BEDROOM THREE

11'9" x 7'4" (3.59 x 2.26)



### BEDROOM FOUR

11'1" x 9'4" (3.38 x 2.87)



## **FAMILY BATHROOM**

8'8" x 6'7" (2.65 x 2.03)



## **SITE MAP**

## **COUNCIL TAX BAND**

Council Tax Band NOT YET SET

## **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.

## **VIEWING ARRANGEMENTS**

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

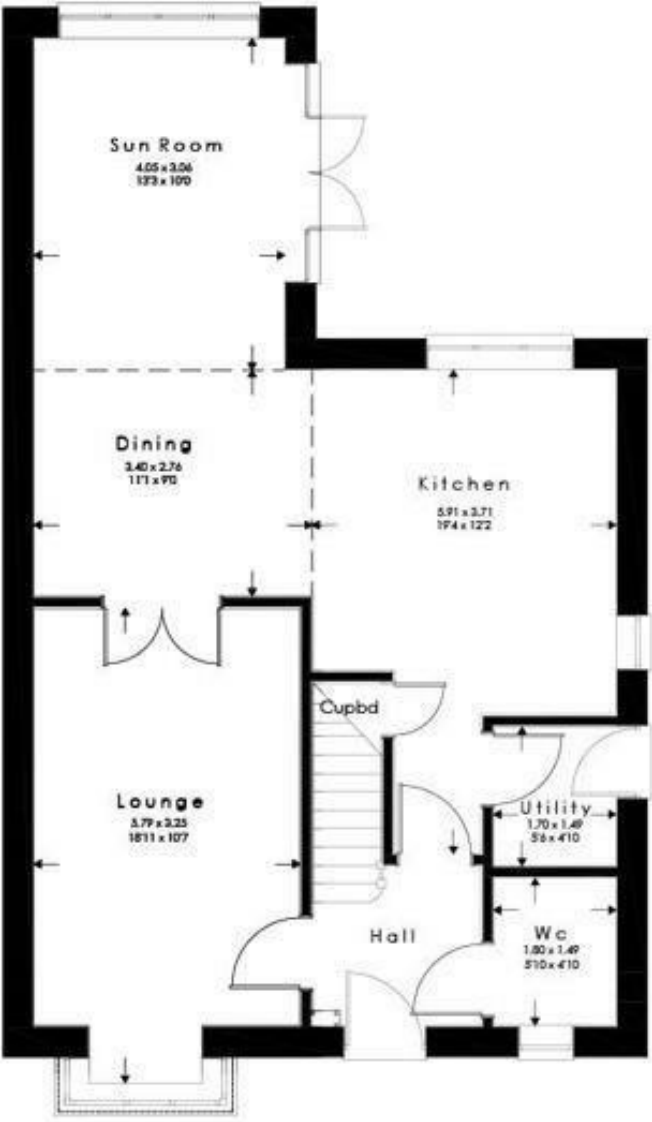
## **OPENING TIMES**

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

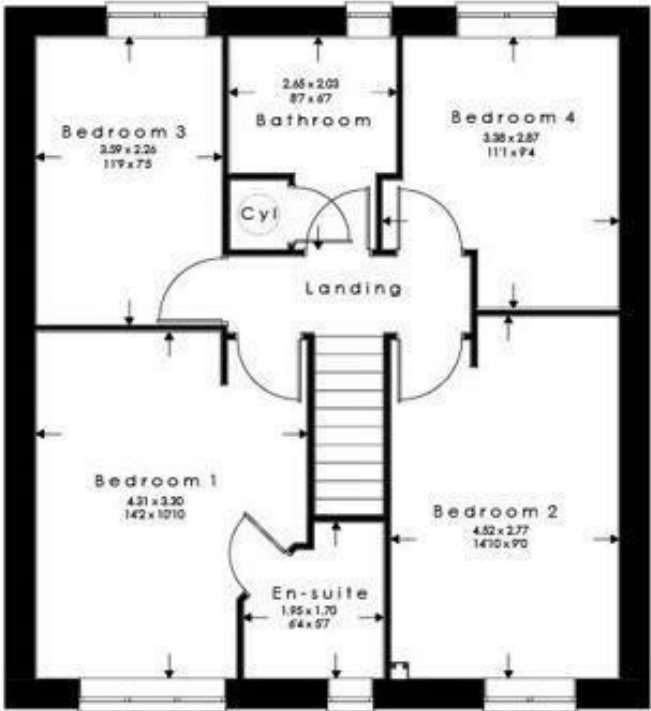
## **CYDEN HOMES FREEHOLD MANAGEMENT**

We are informed by the seller that the tenure of this property is Freehold, although there will be a management company for the grass cutting of the common areas etc. Confirmation / verification has been requested. Please consult us for further details.





GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	95	95
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 firms 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.