



Plot 27, 1 Swallow Place Grimsby, North East Lincolnshire DN37 0FT

**** LARGE FOUR BEDROOM DETACHED HOME **** The Sapphire - Welcome to a remarkable opportunity to purchase a spacious four-bedroom detached home on a sought-after development crafted by Cyden Homes on the very popular Hyde Development in Waltham. This residence boasts a generous family living space, a well-appointed kitchen diner, utility room, cloakroom/wc, snug, study and a comfortable lounge. to the ground floor. Upstairs, discover four bedrooms, master and second double both with en suite shower rooms and dressing rooms, and a family bathroom. Enclosed rear garden and a double garage and parking, this property is ideally located on the outskirts of the village with its amenities, cafes, bars, and highly regarded schools. Don't miss the chance schedule your viewing for this anticipated completion in Summer 2025.

£459,950

- LARGE FOUR BEDROOM DETACHED FAMILY HOME
- KITCHEN DINER
- UTILITY ROOM, CLOAKROOM/WC
- SNUG, STUDY
- LOUNGE
- FOUR BEDROOMS
- TWO DRESSING ROOMS & EN SUITE SHOWER ROOMS
- SECOND DOUBLE WITH EN SUITE SHOWER ROOM
- FAMILY BATHROOM
- ESTIMATED COMPLETION SUMMER 2025



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.

MEASUREMENTS

All measurements are approximate.

PHOTOGRAPHS

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

ACCOMMODATION

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ENTRANCE

HALLWAY

STUDY

10'7" x 7'0" (3.24 x 2.14)



SNUG

13'6" x 12'9" (4.12 x 3.90)



KITCHEN DINER

17'9" x 12'6" (5.43 x 3.83)



KITCHEN DINER

Additional Photograph



KITCHEN DINER

Additional Photograph



UTILITY ROOM

6'11" x 5'3" (2.12 x 1.61)



CLOAKROOM

6'1" x 4'7" (1.86 x 1.40)

LOUNGE

20'4" x 12'9" (6.20 x 3.91)



FIRST FLOOR

FIRST FLOOR LANDING



BEDROOM ONE

14'4" x 11'9" (4.38 x 3.60)



DRESSING AREA

9'1" x 4'8" (2.77 x 1.44)

EN SUITE SHOWER ROOM

8'0" x 5'8" (2.45 x 1.73)



BEDROOM TWO

12'6" x 11'6" (3.83 x 3.52)



DRESSING ROOM

5'11" x 5'1" (1.82 x 1.55)

EN SUITE SHOWER ROOM

7'2" x 5'11" (2.19 x 1.82)

BEDROOM THREE

10'10" x 8'6" (3.31 x 2.60)



BEDROOM FOUR

10'11" x 9'2" (3.33 x 2.80)



FAMILY BATHROOM

8'0" x 5'6" (2.44 x 1.70)



OUTSIDE

GARDENS

DOUBLE DETACHED GARAGE

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.

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.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - NOT YET SET
EPC -

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
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		EU Directive 2002/91/EC	
England & Wales			
Environmental Impact (CO ₂) Rating			
		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
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.