



Plot 44, 44 Dunnock Avenue Grimsby, North East Lincolnshire DN37 0FF

**** NEW RELEASE THE HYDE WALTHAM **** Cyden Homes are delighted to offer this THREE bedroom MID LINK PROPERTY The Quartz , in this highly sought after location of Waltham with a stunning specification throughout comprising of an kitchen diner complete with a contemporary fitted kitchen, lounge and ground floor cloakroom. THREE GOOD SIZED BEDROOMS one with an EnSuite and a main bathroom. Enclosed rear garden and a parking space.

£219,950

- **READY SOON!!**
- **FLOOR TILING TO HALLWAY & CLOAKROOM INCLUDED!**
- **FLOOR TILING TO KITCHEN & DINING ROOM INCLUDED!**
- **OPEN PLAN LIVING**
- **SOLAR PV PANELS**
- **FRENCH DOORS LEADING ONTO THE GARDEN**
- **THREE BEDROOMS**
- **EN SUITE & FAMILY BATHROOM**
- **BLOCK PAVED PARKING SPACE**
- **ANTICIPATED COMPLETION WINTER 26**



MEASUREMENTS

All measurements are approximate.

PHOTOGRAPHS

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

ACCOMMODATION

KITCHEN/DINER

17'7" x 10'0" (5.36 x 3.05)



KITCHEN/DINER



KITCHEN/DINER



KITCHEN/DINER



LOUNGE

16'6" x 10'10" (5.03 x 3.31)



CLOAKROOM / WC

5'9" x 2'9" (1.77 x 0.85)

MASTER BEDROOM

13'11" x 13'11" (4.26 x 4.26)



EN-SUITE

7'4" x 6'5" (2.25 x 1.98)



BEDROOM TWO

8'11" x 8'9" (2.72 x 2.67)



BEDROOM THREE

9'5" x 8'3" (2.88 x 2.54)



FAMILY BATHROOM

6'11" x 5'6" (2.13 x 1.70)





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.