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Buddleia Close

Healing
DN41 7JH

Offers in the Region Of £575,000

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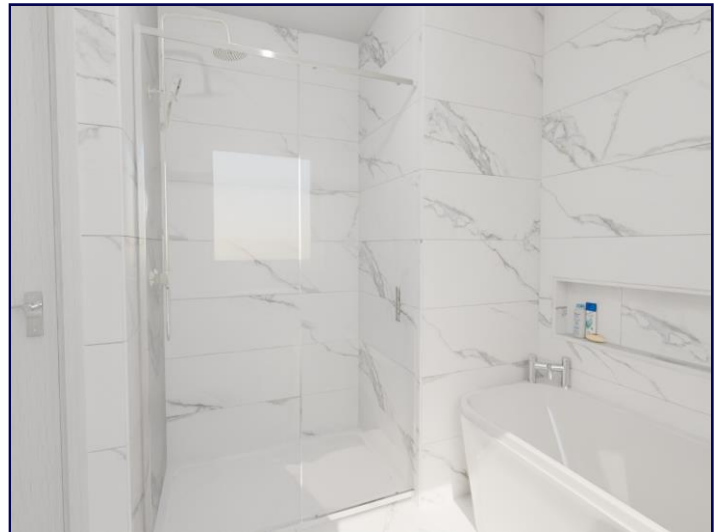
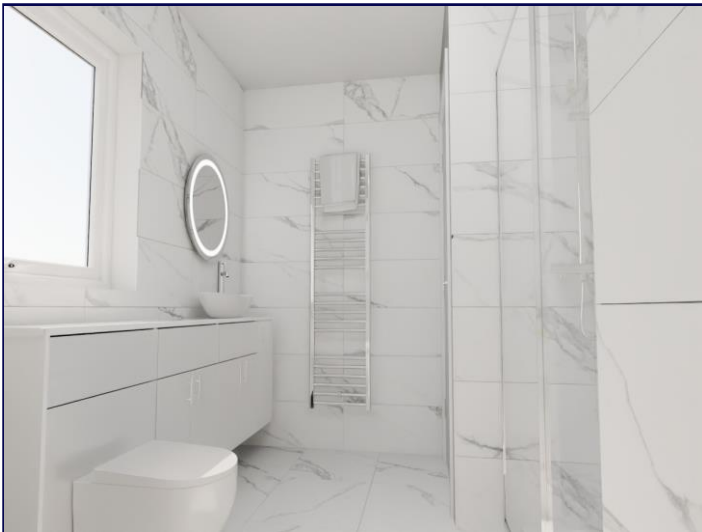
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Property Introduction

Available to purchase off plan, this exceptional five bedroom detached home occupies a private and enviable position within an exclusive new development in the heart of the highly sought-after village of Healing. Combining stylish modern living, generous proportions and an enviable village location, this impressive home has been thoughtfully designed to provide the perfect setting for both family life and entertaining. From the moment you step inside, the wide and welcoming entrance hallway creates a fantastic first impression. The ground floor features a spacious lounge, alongside a spectacular open-plan kitchen/diner designed to be the heart of the home. A separate garden room provides a versatile additional living space, while a useful utility room and WC complete the ground floor. Upstairs, the first floor offers three excellent-sized bedrooms, including two with their own en-suite facilities, together with a well-appointed family bathroom. The second floor provides a further two generous double bedrooms, creating an impressive five-bedroom layout with plenty of space for a growing family, guests or home working. Outside, the property continues to impress with a landscaped rear garden, ideal for relaxing and entertaining during the warmer months. To the front, a substantial driveway provides ample off-road parking and leads to a double garage, offering excellent storage and secure parking. Situated in the popular village of Healing, the property is ideally placed for access to excellent local schools, Grimsby, the Humber Bank and major road networks, making it an ideal choice for commuters and families alike. Additional plots will be launched shortly, with plot 3

& 6 being identical. A rare opportunity to secure a substantial, brand new five bedroom detached home in an exclusive development — You don't want to miss it! To summarise, this superb property, built to the highest specification comes with viewings highly recommended.

Lounge

11' 10" x 19' 1" (3.60m x 5.81m)

Study

10' 5" x 11' 10" (3.17m x 3.60m)

Kitchen

12' 1" x 22' 1" (3.68m x 6.73m)

Dining room

12' 0" x 13' 0" (3.65m x 3.96m)

Utility room

5' 10" x 8' 4" (1.78m x 2.54m)

Bedroom 1
12' 3" x 13' 0" (3.73m x 3.96m)

En-suite

Bedroom 2
12' 2" x 14' 11" (3.71m x 4.54m)

En-suite

Bedroom 3
11' 11" x 12' 2" (3.63m x 3.71m)

En-suite

Bedroom 4
12' 0" x 14' 4" (3.65m x 4.37m)

Bedroom 5
12' 4" x 16' 6" (3.76m x 5.03m)

Bathroom
8' 10" x 12' 3" (2.69m x 3.73m)

Tenure
Freehold

Services
Electric connection only

Broadband and Telecom Communications
Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website. The property has a BT connection installed

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings
Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information
Band 2: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Mortgage Services
Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

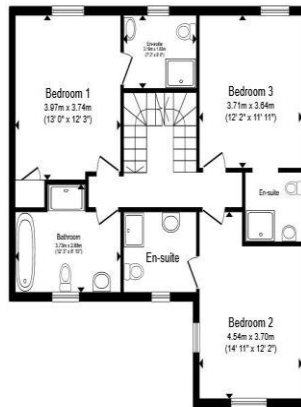
Free Valuations
We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.





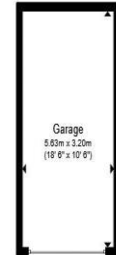
Ground Floor



First Floor



Second Floor



Garage

Total floor area 234.1 m² (2,519 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

