



Plot 131 Voyage

Tytton Lane, Boston

EXCEPTIONAL NEW HOME WITH STUDIO SPACE ABOVE GARAGE BY CYDEN HOMES

A superb brand-new detached home, built to a high specification by Cyden Homes, offering an outstanding blend of contemporary style, generous living space and versatility. The thoughtfully designed ground floor features a welcoming entrance hall, cloakroom, dedicated study, spacious lounge, impressive kitchen with dining area and separate utility room.

Upstairs, the luxurious master bedroom benefits from an en-suite, complemented by three further bedrooms and a family bathroom.

Outside, the property continues to impress with a driveway, detached double garage and an enclosed rear garden, while the **studio above the garage** offers exciting potential for a home office, creative space or hobby room. An air source heat pump provides energy-efficient underfloor heating to the ground floor, with radiators upstairs, completing this superb modern home.

Council Tax band: TBD

Tenure: Freehold

THE CITRINE

For those looking for the ultimate in open-plan living with bags of room The Citrine is for you. The huge dining kitchen is simply stunning with French Doors opening onto your real stone patio. There are four good-sized bedrooms, one with en suite, a family bathroom, separate utility room and a downstairs cloakroom. If you are working from home there is the added benefit of a study/home office which can double-up as a handy playroom for those with children.





ACCOMMODATION

ENTRANCE HALL

CLOAKROOM

STUDY

9' 0" x 8' 0" (2.75m x 2.44m)

LOUNGE

16' 11" x 11' 0" (5.16m x 3.35m)

KITCHEN

15' 2" x 10' 10" (4.62m x 3.29m)

DINING AREA

11' 6" x 8' 10" (3.50m x 2.69m)

UTILITY

8' 0" x 5' 5" (2.44m x 1.66m)

FIRST FLOOR LANDING

MASTER BEDROOM

14' 9" x 11' 2" (4.50m x 3.41m) (max)

EN-SUITE

7' 1" x 6' 6" (2.15m x 1.97m) (max)

BEDROOM TWO

14' 1" x 8' 2" (4.30m x 2.50m)

BEDROOM THREE

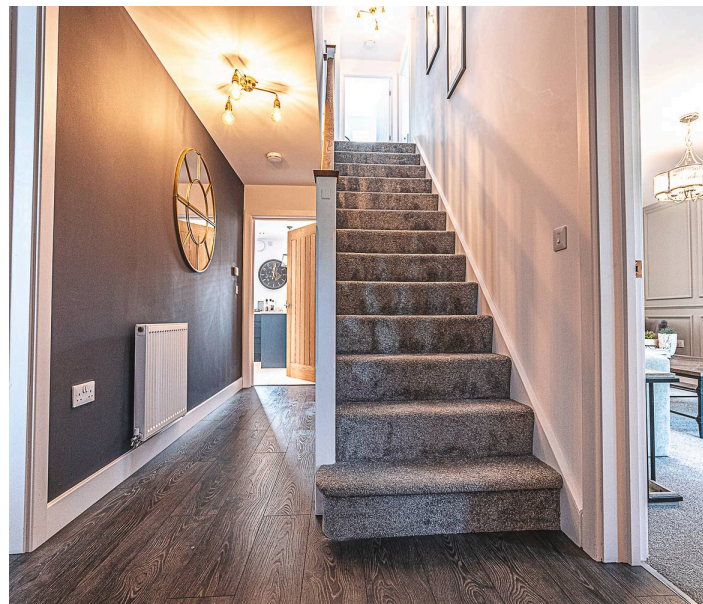
11' 2" x 10' 6" (3.40m x 3.20m) (max)

BEDROOM FOUR

11' 10" x 8' 4" (3.60m x 2.53m)(max)

BATHROOM

7' 3" x 5' 7" (2.22m x 1.70m)



EXTERIOR

To the front of the property there is a driveway providing off-road parking leading to a detached double garage with a studio above. To the rear of the property there is an enclosed garden.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an air source heat pump serving underfloor heating to the ground floor and radiators to the first floor.

KITCHENS

The contemporary kitchen features a choice of stylish cabinet, handle and laminate worktop finishes, complemented by soft-close doors and drawers and matching worktop upstands (subject to build stage). Quality appliances include a branded single oven, induction hob, built-in extractor fan and glass splashback, with an integrated dishwasher in four-bedroom homes. Further features include under-cabinet and ceiling downlights, a choice of high-quality Johnsons floor tiles and a resin-bonded granite one-and-a-half bowl sink with drainer and stainless steel flexihose tap, with choices subject to build stage.



NEWTON FALLOWELL



BATHROOMS & EN-SUITES

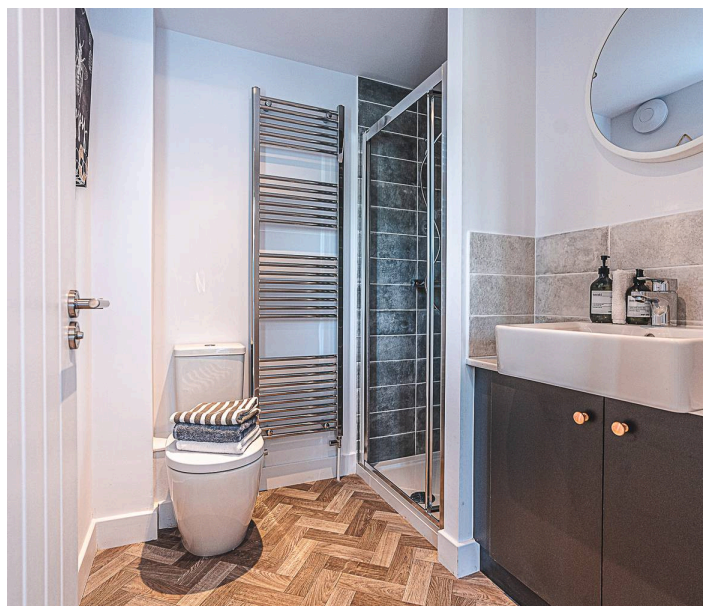
The bathrooms feature contemporary Ideal Standard white sanitary ware, complemented by chrome taps and shower fittings and a vanity unit beneath the basin. En-suites, where applicable, include a chrome thermostatic shower valve, silver-framed shower doors and a low-step, acrylic-covered resin stone shower tray (minimum 900mm, except in the Fordite). Further features include ceiling downlights, contemporary anthracite towel rails to bathrooms and en-suites, and chrome tile-edge trims. A choice of high-quality Johnsons ceramic wall tiles is available for bathrooms, cloakrooms and en-suites to specified areas, together with a choice of cloakroom floor tiles to match the kitchen flooring options, all subject to build stage where applicable.



GENERAL

The homes are finished to a high specification, featuring oak-veneered doors to the ground floor and five-panel painted doors upstairs, with oak stair handrails complemented by white-painted spindles and newel posts. Walls, skirting boards and architraves are finished in a contemporary colour scheme. Each property benefits from generous double power points, TV and telephone points, USB sockets in the kitchen, lounge and main bedroom, broadband cabling to a central entry point and an electronic security alarm system. Additional features include a GRP composite front door with multi-point locking, sliding wardrobes to the main bedroom in four- and five-bedroom homes (subject to build stage), and an electric vehicle charging point.

Outside, there are block-paved driveways, generous patio areas, landscaped front gardens and rotovated rear gardens, together with an external tap. Double garages feature electronically operated full-width doors, where applicable, while single garage doors are manually operated. All homes benefit from an LABC ten-year new home warranty. Door styles and specifications may vary by house type, with further details available on plot-specific drawings.



NEWTON FALLOWELL



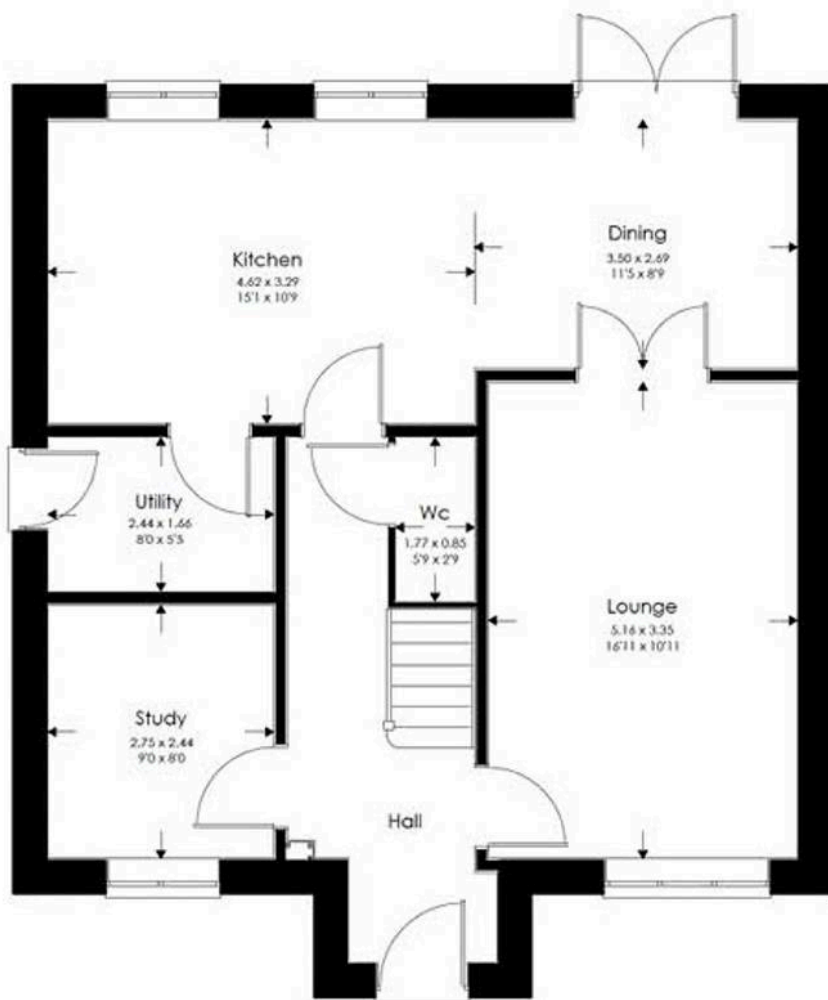
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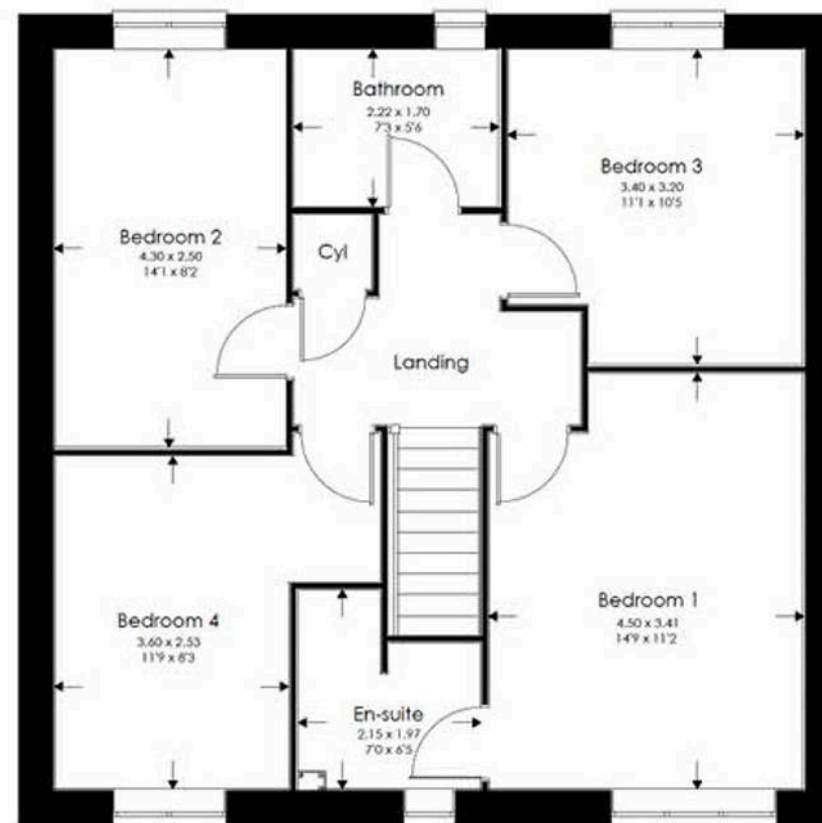
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GROUND FLOOR



FIRST FLOOR

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