Joy Walker

ESTATE AGENTS



Plot 24, 4 Rue De Maisdon

Grimsby, DN41 8JE

** NEW DEVELOPMENT **
Welcome to a remarkable opportunity to purchase a spacious four-bedroom detached home on a sought-after new development by Cyden Homes, situated in the village of Keelby.This impressive family home offers generous living accommodation, including a well-appointed kitchen diner with access to a sunroom, utility room, comfortable lounge, study and convenient ground-floor cloakroom. Upstairs, there are four well-proportioned bedrooms, with the master bedroom benefiting from an en suite, alongside a family bathroom. Externally, the property features a single garage and a long driveway providing ample off-road parking. Situated within the charming village of Keelby, the development offers a peaceful village setting while remaining within easy reach of Grimsby and surrounding areas, with local amenities, schools and excellent transport links nearby. Don't miss the opportunity to make this fantastic new home yours.

£349,950

- NEW DEVELOPMENT !
- AIR SOURCE HEAT PUMP
- FOUR BEDROOMS
- OPEN PLAN KITCHEN - DINING ROOM
- SUNROOM/ SECOND LOUNGE
- UTILITY ROOM & STUDY
- MASTER BEDROOM WITH EN-SUITE
- HIGH SPECIFICATION
- 10 YEAR WARRANTY
- GARAGE & DRIVEWAY







58 St Peters Avenue, Cleethorpes, Lincolnshire, DN35 8HP Telephone: 01472 200818 Fax: 01472 200618
www.joywalker.co.uk

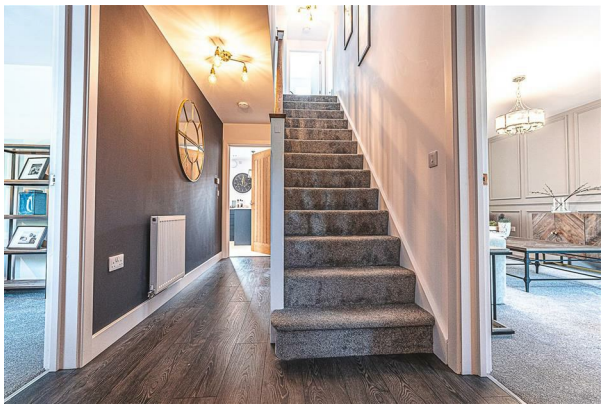
MEASUREMENTS
All measurements are approximate.

ACCOMMODATION
.

GROUND FLOOR
.

PHOTOGRAPHS CYDEN HOMES
Please note all images, photos and drawings are representative only. Each individual home is subject to variations in design and build. (Please refer to the individual plot drawing for each property).

ENTRANCE



LOUNGE
16'11" x 10'11" (5.16 x 3.35)



LOUNGE



KITCHEN DINER

26'7" x 19'7" (8.12 x 5.98)



KITCHEN DINER



KITCHEN DINER



KITCHEN DINER



KITCHEN DINER



KITCHEN DINER



SUNROOM

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



SUNROOM



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



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



CLOAKROOM/ WC
5'9" x 2'9" (1.77 x 0.85)

FIRST FLOOR LANDING

BEDROOM ONE
14'9" x 11'2" (4.50 x 3.41)



BEDROOM ONE



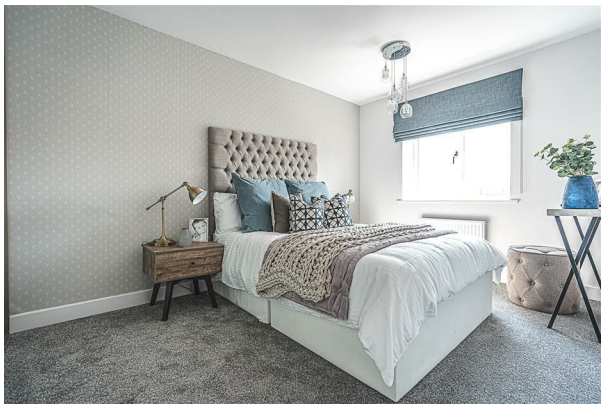
EN-SUITE
7'0" x 6'5" (2.15 x 1.97)



BEDROOM TWO
14'1" x 8'2" (4.30 x 2.50)



BEDROOM THREE
11'1" x 10'5" (3.40 x 3.20)



BEDROOM FOUR
11'9" x 8'3" (3.60 x 2.53)



FAMILY BATHROOM
7'3" x 5'6" (2.22 x 1.70)

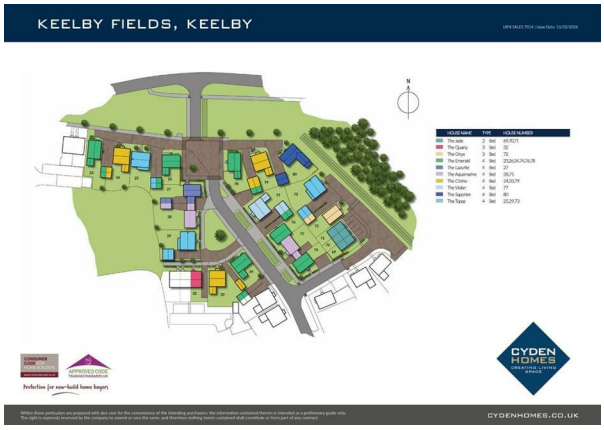


OUTSIDE

GARDEN

GARDEN

SITE MAP



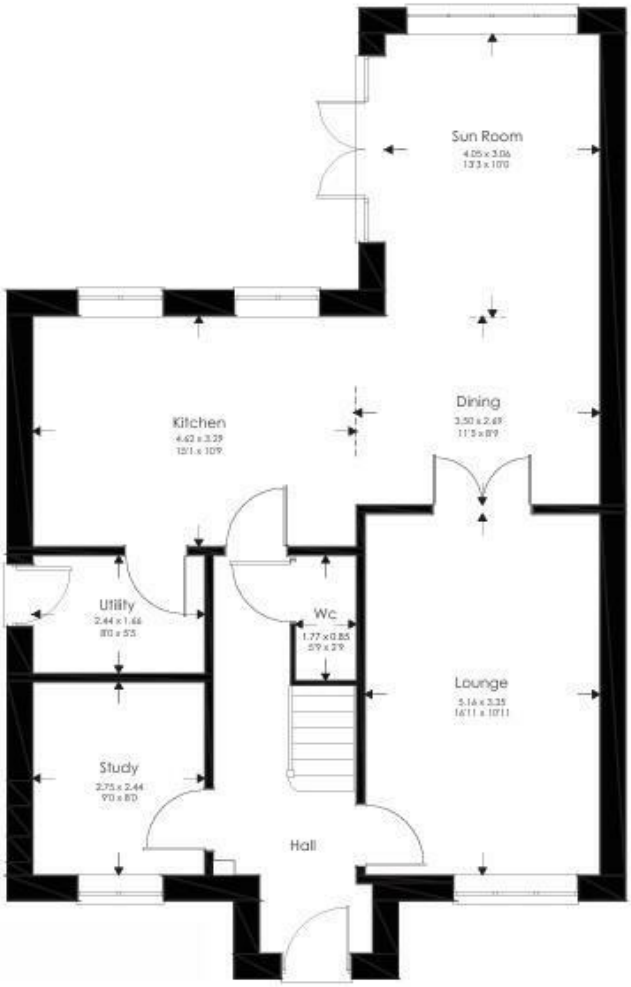
COUNCIL TAX BAND & EPC RATING
Council Tax Band -
EPC -

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.

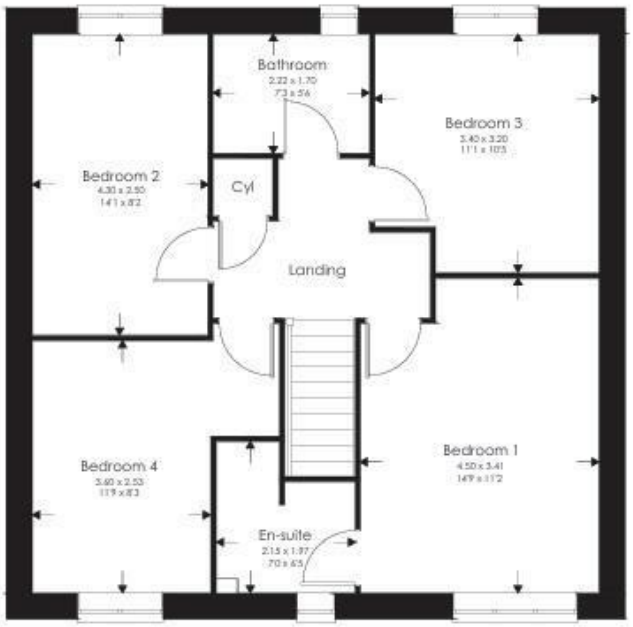
CYDEN HOMES FREEHOLD MANAGEMENT
We are informed by the seller that the tenure of this property is Freehold, although there will be a management company for the grass cutting of the common areas etc. Confirmation / verification has been requested. Please consult us for further details.

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

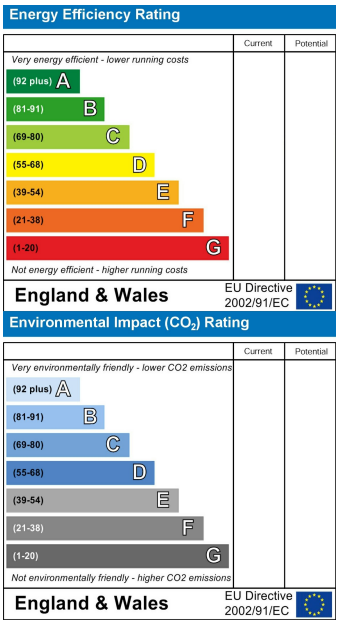


GROUND FLOOR



FIRST FLOOR





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.