

NEWTON FALLOWELL

Plot 4, Voyage, Tytton Lane - PE21 7TD

£319,950

Plot 4, Voyage

Tytton Lane, Boston

STYLISH NEW-BUILD HOME BY CYDEN HOMES

An attractive detached new home on a modern residential development, finished to a high specification and designed for contemporary family living.

The ground floor offers a welcoming entrance hall, cloakroom, spacious lounge, separate dining area, kitchen and utility room.

Upstairs, four well-proportioned bedrooms include a master bedroom with en-suite, complemented by a family bathroom.

Outside, a long block-paved driveway provides ample off-road parking, alongside a single garage and enclosed rear garden. Energy-efficient features include an air source heat pump supplying underfloor heating to the ground floor and radiators upstairs, combining modern comfort with practical family living.

Council Tax band: TBD

Tenure: Freehold

THE FORDITE

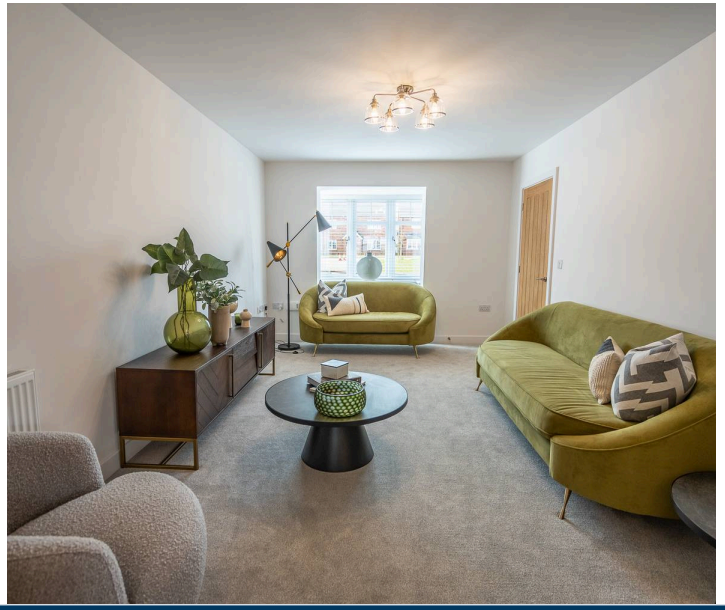
Entering The Fordite you are immediately struck with the amount of living space. The large lounge off the entrance hall leads into the open-plan kitchen-dining through a set of oak double doors. There's plenty of space for those family activities. With a high-specification kitchen fitted with branded appliances, a separate utility room and a further cloakroom the ground floor has everything you need for your family home. Upstairs there are four good-sized bedrooms, one with en suite, and a family bathroom.



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ACCOMMODATION

ENTRANCE HALL

CLOAKROOM
5' 11" x 4' 11" (1.80m x 1.49m)

LOUNGE
19' 0" x 10' 8" (5.79m x 3.25m)

DINING AREA
11' 2" x 9' 1" (3.40m x 2.76m)

KITCHEN
19' 5" x 12' 2" (5.91m x 3.71m)

UTILITY
5' 7" x 4' 11" (1.70m x 1.49m)

FIRST FLOOR LANDING

MASTER BEDROOM
14' 2" x 10' 10" (4.31m x 3.30m) (max)

EN-SUITE
6' 5" x 5' 7" (1.95m x 1.70m) (max)

BEDROOM TWO
14' 10" x 9' 1" (4.52m x 2.77m) (max)

BEDROOM THREE
11' 9" x 7' 5" (3.59m x 2.26m)

BEDROOM FOUR
11' 0" x 9' 5" (3.36m x 2.87m) (max)

BATHROOM
8' 8" x 6' 8" (2.65m x 2.03m) (max)

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EXTERIOR

To the front of the property there is a long block paved driveway providing off-road parking leading to a single garage. To the rear of the property there is an enclosed rear 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.

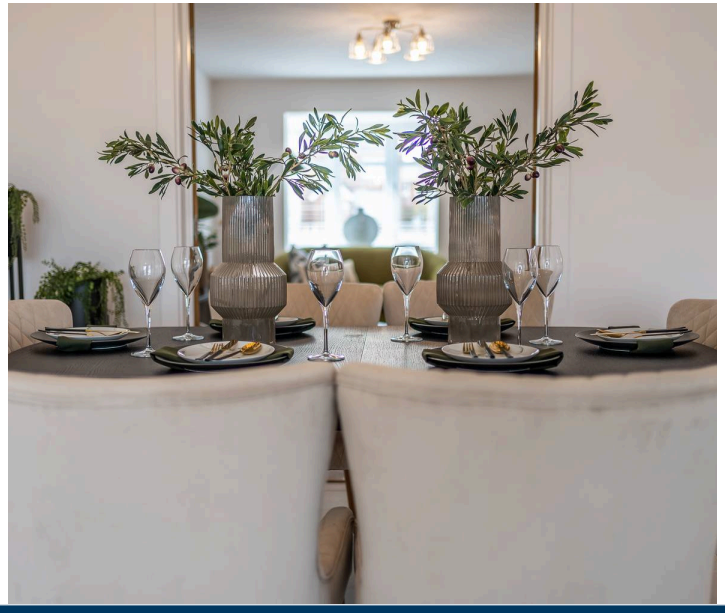
KITCHENS

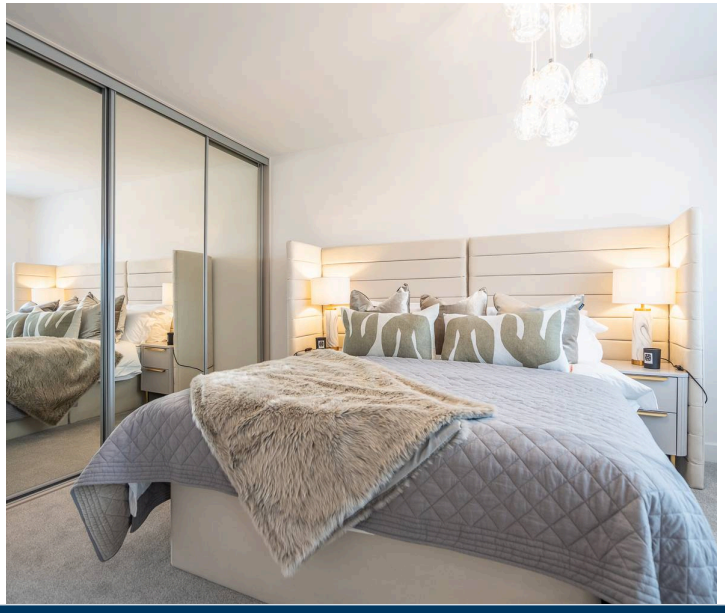
The contemporary kitchen features a choice of stylish cabinet, handle and laminate worktop finishes, complemented by soft-close doors and drawers and matching worktop upstands (subject to build stage). Quality appliances include a branded single oven, induction hob, built-in extractor fan and glass splashback, with an integrated dishwasher in four-bedroom homes. Further features include under-cabinet and ceiling downlighters, 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.

BATHROOMS & EN-SUITES

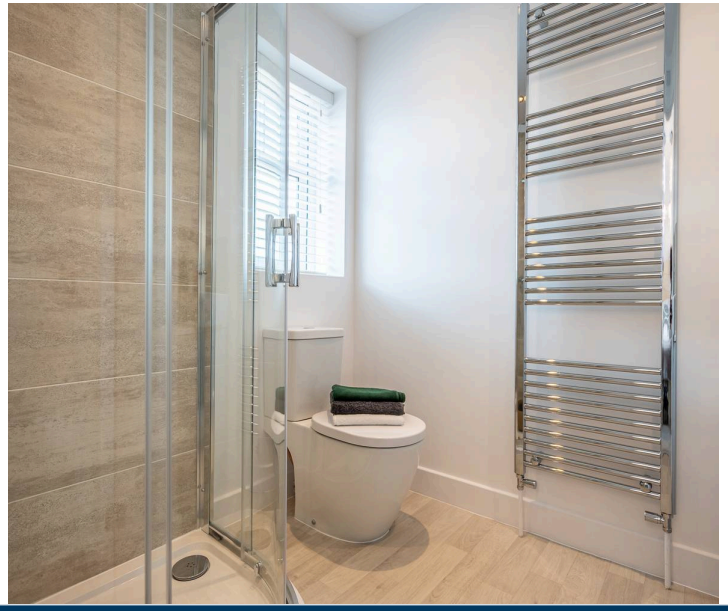
The bathrooms feature contemporary Ideal Standard white sanitary ware, complemented by chrome taps and shower fittings and a vanity unit beneath the basin. En-suites, where applicable, include a chrome thermostatic shower valve, silver-framed shower doors and a low-step, acrylic-covered resin stone shower tray (minimum 900mm, except in the Fordite). Further features include ceiling downlighters, 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.

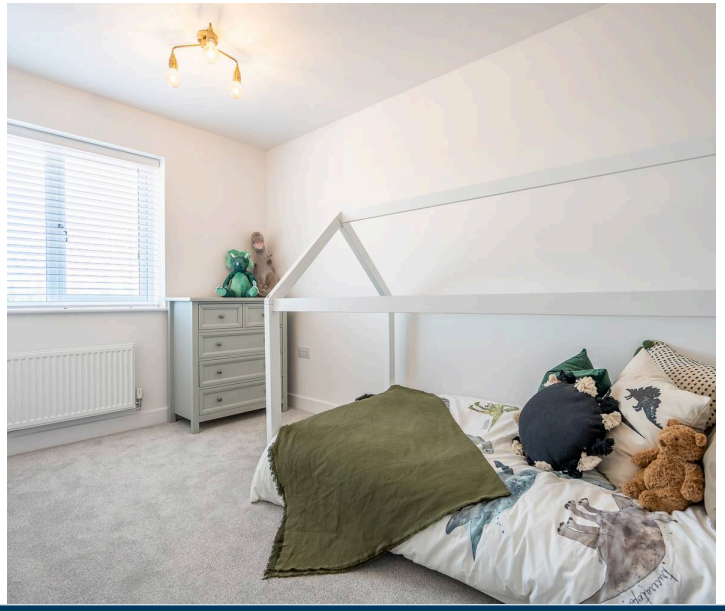












GENERAL

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.

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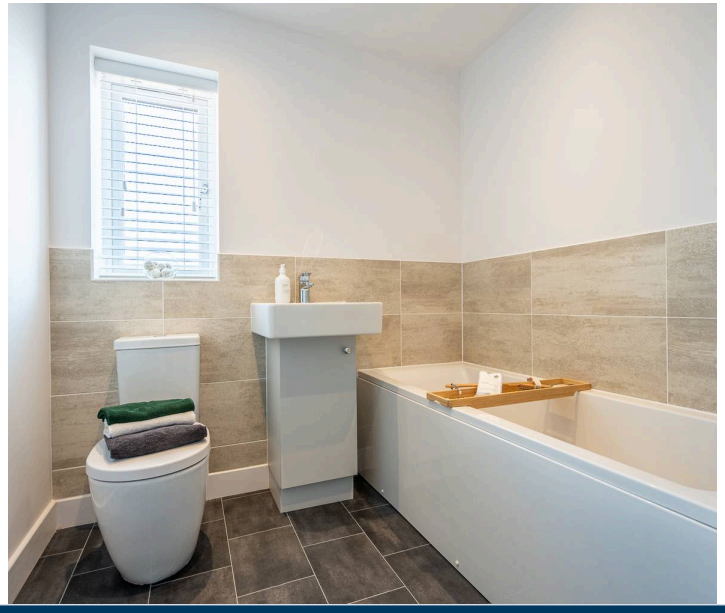
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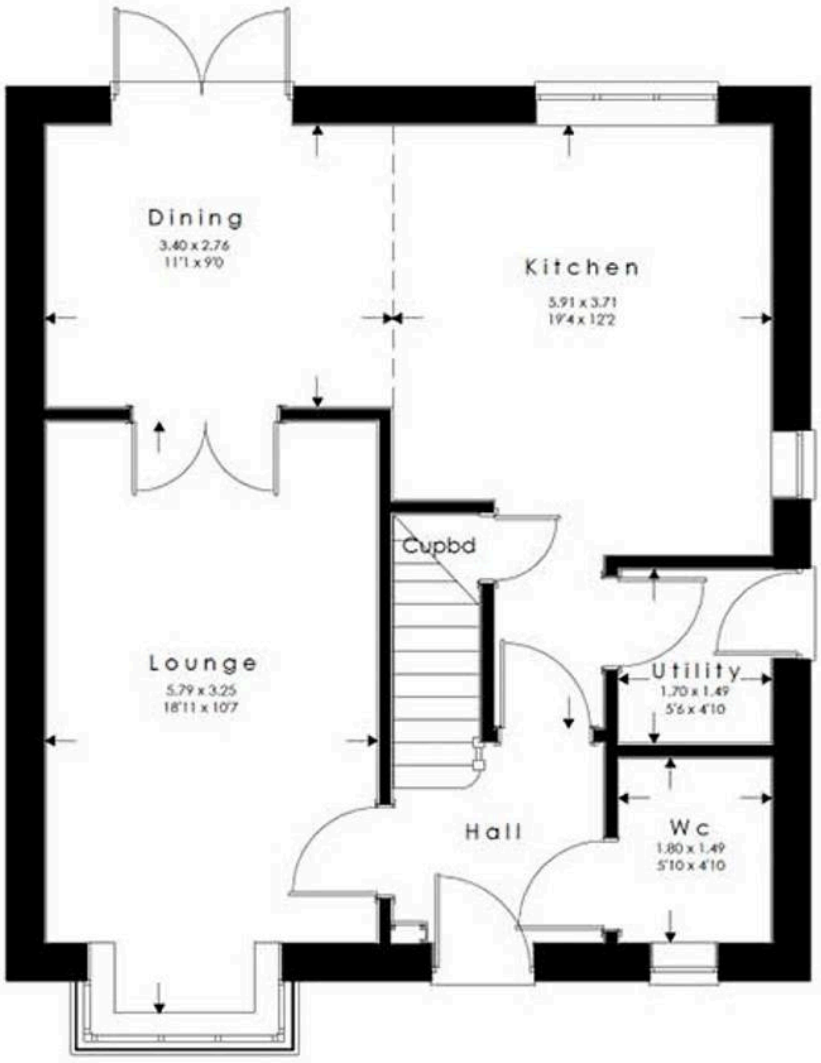
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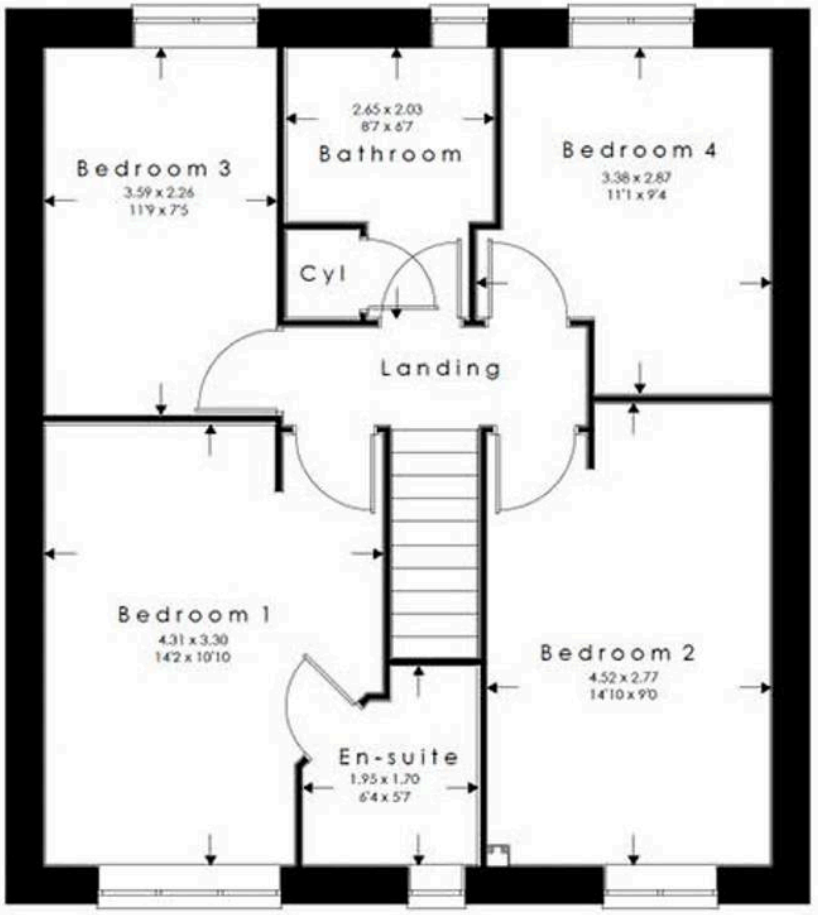








GROUND FLOOR



FIRST FLOOR

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