



Plot 3 , Belfry Gardens Off Great Coates Road Grimsby, North East Lincolnshire DN34 4NA

An exclusive development of 5 EXECUTIVE DETACHED HOMES to be constructed in this stunning setting with views over Grimsby Golf Club. Plot 3 will be built by CES Limited to their usual high standard with the purchaser having a generous allowance to personalise their forever home. The accommodation includes Entrance hall, home office, formal lounge, living dining kitchen, utility room & cloaks/wc to the ground floor. To the first floor there is a landing, master bedroom with dressing room & en suite plus three further bedrooms including a Jack n Jill shower room plus a family bathroom/wc. There is an option for two double bedrooms and an en suite shower room to the second floor at an additional cost. Gas central heating (under floor heating to the ground floor. Double glazing. Double garage with additional off road parking. Front and rear gardens.

£595,000

- EXCLUSIVE DEVELOPMENT OF FIVE EXECUTIVE PROPERTIES
- VIEWS OVER THE GOLF COURSE
- HIGH SPECIFICATION
- 4 BEDROOMS
- 3 BATHROOMS
- LOUNGE & HOME OFFICE
- LIVING DINING KITCHEN
- UTILITY & WC
- DOUBLE GARAGE
- 10 YEAR GUARANTEE



DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

STREET VIEWS



STREET VIEWS

REAR VIEW ILLUSTRATION WITH BALCONY



ACCOMMODATION

MEASUREMENTS

All measurements are approximate and taken from the architect's plans

Ground Floor 123 sq.m

First Floor 95 sq.m

GROUND FLOOR

ENTRANCE HALL

CLOAKS/WC



SNUG/HOME OFFICE

12'9" x 10'11" (3.89 x 3.34)

LOUNGE

17'2" x 12'9" (5.24 x 3.89)

KITCHEN AREA

14'4" x 11'5" (4.39 x 3.50)



LIVING/DINING ROOM

21'11" x 23'11" (6.69 x 7.30)

UTILITY ROOM

8'5" x 5'10" (2.59 x 1.80)



FIRST FLOOR

LANDING

MASTER BEDROOM

14'8" x 13'3" (4.49 x 4.04)

DRESSING ROOM

5'2" x 4'11" (1.60 x 1.50)

EN SUITE

4'11" x 7'2" (1.50 x 2.20)



EN SUITE



BEDROOM 2

12'9" x 12'3" (3.89 x 3.75)

JACK N JILL SHOWER ROOM

4'3" x 8'6" (1.30 x 2.60)

BEDROOM 3

12'9" x 11'9" (3.89 x 3.59)

BEDROOM 4

12'9" x 10'2" (3.89 x 3.10)

BATHROOM/WC

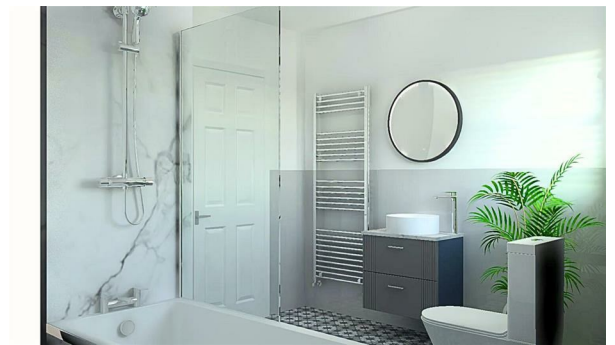
8'2" x 7'11" (2.51 x 2.42)



BATHROOM/WC



BATHROOM/WC



BATHROOM/WC



OUTSIDE

DOUBLE GARAGE

FRONT AND REAR GARDENS

REAR VIEW ILLUSTRATION WITHOUT BALCONY



SITE PLAN



SPECIFICATION

Generous PC Allowance of £40,000. Full details available on request - Please contact the office on 01472 200818

TENURE - FREEHOLD

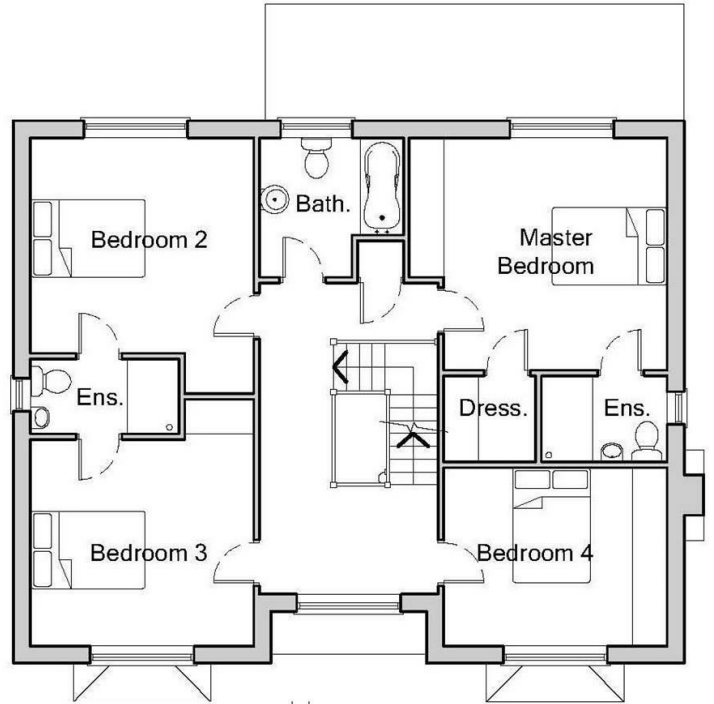
We are informed by the seller that the tenure of this property is Freehold. In addition there will be a management company created for the common areas of the five properties. Please consult us for further details.

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



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.