Joy Walker

ESTATE AGENTS



# Plot 185, 7 Dove Drive

## Waltham, Grimsby, North East Lincolnshire DN37 0FF

Located on the popular Hyde Development in Waltham which is under construction with CYDEN HOMES is this BRAND NEW THREE BEDROOM END LINK HOUSE with a garage. The NEW Onyx design is constructed to their usual very high standard with an excellent specification throughout having accommodation includes: Entrance hall, cloaks/wc, good sized lounge, fitted dining kitchen plus three bedrooms one with en-suite and a family bathroom to the first floor. Garage and a block paved driveway. Double glazing. An enclosed rear garden. 10 year building guarantee.

**£284,950**

- BRAND NEW DESIGN!
- THREE-BEDROOM HOME WITH GARAGE
- INTEGRATED APPLIANCES
- SOLAR PV PANELS
- KITCHENS BY OMEGA
- FLOOR TILES BY JOHNSONS
- EN-SUITE & FAMILY BATHROOM
- HIGH SPECIFICATION
- BLOCK PAVED DRIVEWAY
- FANTASTIC LOCATION







58 St Peters Avenue, Cleethorpes, Lincolnshire, DN35 8HP Telephone: 01472 200818 Fax: 01472 200618

www.joywalker.co.uk

## ACCOMMODATION

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## MEASUREMENTS

All measurements are approximate.

## GROUND FLOOR

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## ENTRANCE HALL

## CLOAKS/WC

*7'1" x 2'11" (2.18 x 0.90)*

## LOUNGE

*18'7" x 11'11" (5.67 x 3.65)*



## KITCHEN/DINING ROOM

*15'10" x 11'0" (4.85 x 3.36)*



## KITCHEN/DINING ROOM



## KITCHEN/DINING ROOM



## FIRST FLOOR

.

## BEDROOM ONE

*12'7" x 10'9" (3.86 x 3.30)*



## EN-SUITE

*7'3" x 5'7" (2.21 x 1.71)*



## BEDROOM TWO

*10'3" x 8'11" (3.13 x 2.74)*



## BEDROOM THREE
*9'8" x 9'3" (2.95 x 2.83)*



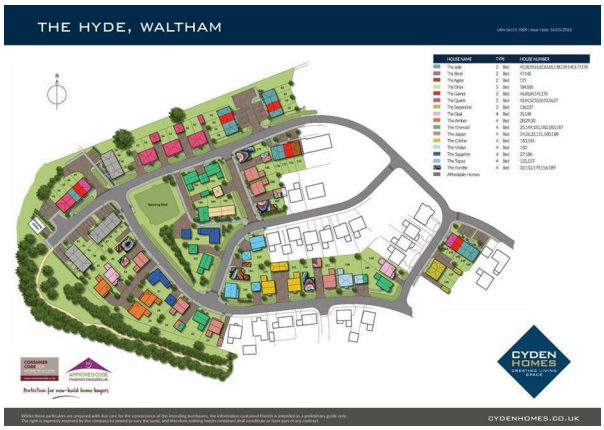
## BATHROOM
*8'11" x 6'7" (2.74 x 2.03)*



## OUTSIDE

## GARDENS

## SITE PLAN



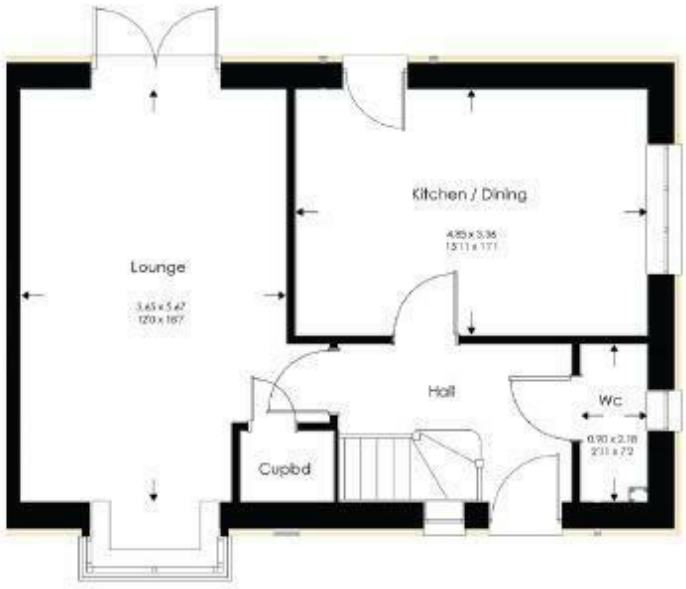

## CYDEN HOMES FREEHOLD MANAGEMENT
We are informed by the seller that the tenure of this property is Freehold, although there will be a management company for the grass cutting of the common areas etc. Confirmation / verification has been requested. Please consult us for further details.

## TENURE - FREEHOLD
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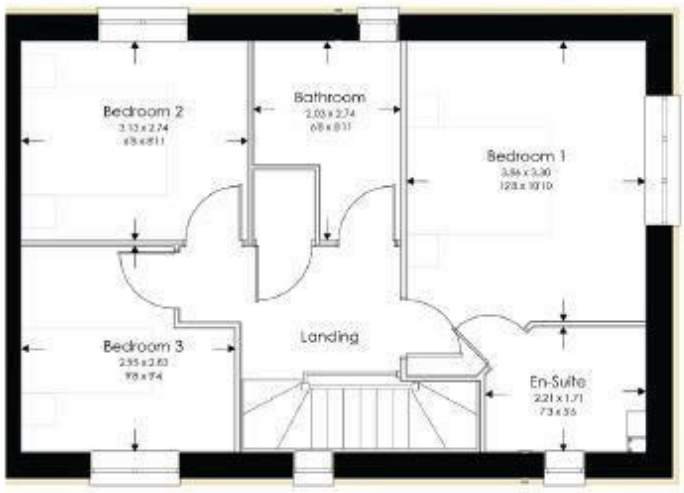
## COUNCIL TAX BAND & EPC RATING
Council Tax Band -
EPC -

## 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

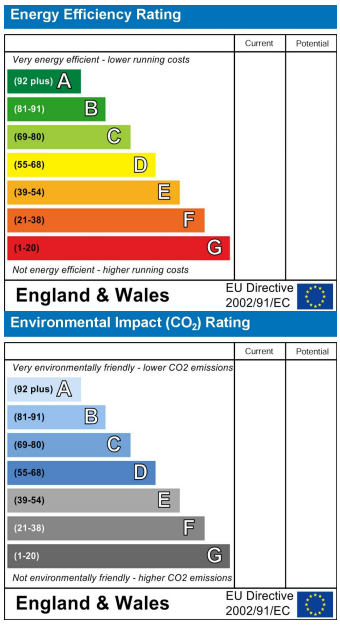



GROUND FLOOR




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.