



Plot 130, Voyage

Tytton Lane East, Boston

EXCEPTIONAL NEW-BUILD LIVING BY CYDEN HOMES

An impressive detached new home on this exciting development off Tytton Lane East, built by renowned local developer Cyden Homes to an excellent specification. Designed with modern family life in mind, the ground floor offers a superb balance of living and working space, comprising an entrance hall, cloakroom, study, spacious lounge, contemporary dining kitchen and separate utility room.

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

Outside, a private enclosed rear garden provides the perfect setting for relaxing and entertaining, complemented by a driveway and detached double garage. Energy-efficient living is assured with an air source heat pump supplying underfloor heating to the ground floor and radiators to the first floor. A superb opportunity to secure a beautifully appointed new home combining space, style and modern comfort.

Council Tax band: TBD

Tenure: Freehold

THE CHRYSOLITE

A perennial favourite with customers looking for a light, bright, spacious family home. With a study, lounge, dining kitchen & utility. With four bedrooms upstairs, an en suite and a family bathroom.





ACCOMMODATION

ENTRANCE HALL

CLOAKROOM

STUDY

10' 1" x 6' 4" (3.07m x 1.93m)

LOUNGE

20' 6" x 11' 1" (6.26m x 3.39m)

DINING KITCHEN

21' 5" x 11' 6" (6.54m x 3.51m)
(max)

UTILITY

6' 8" x 5' 11" (2.04m x 1.81m)

FIRST FLOOR LANDING

MASTER BEDROOM

13' 0" x 11' 4" (3.97m x 3.46m)
(max)

EN-SUITE

6' 7" x 6' 2" (2.01m x 1.87m)

BEDROOM TWO

11' 9" x 11' 2" (3.57m x 3.40m)

BEDROOM THREE

11' 1" x 10' 0" (3.39m x 3.04m)
(max)

BEDROOM FOUR

11' 3" x 8' 1" (3.43m x 2.47m)
(max)

BATHROOM

7' 4" x 6' 4" (2.23m x 1.94m)
(max)



EXTERIOR

The property has a driveway providing off-road parking, a detached double garage and 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.

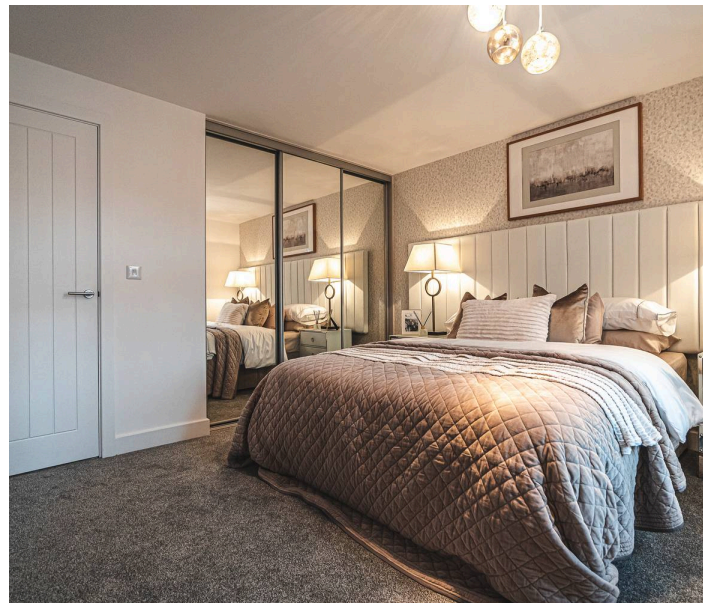




GENERAL

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.



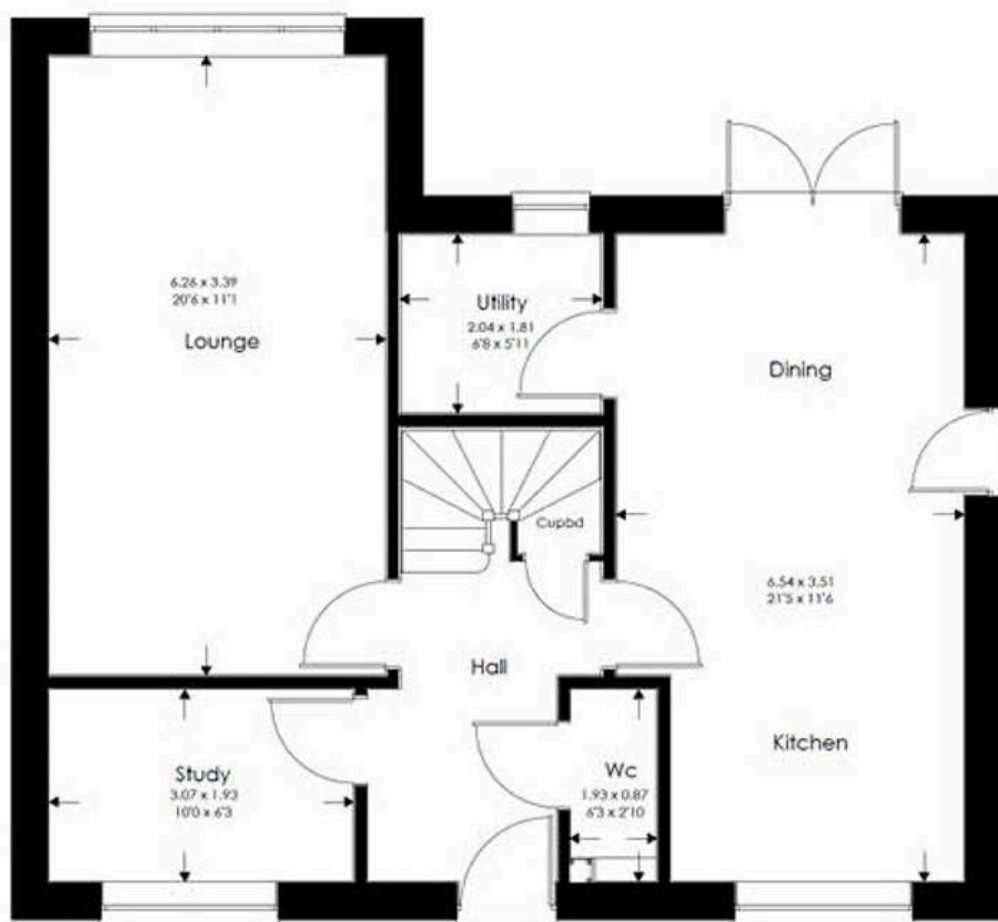
LIFETIME LEGAL

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

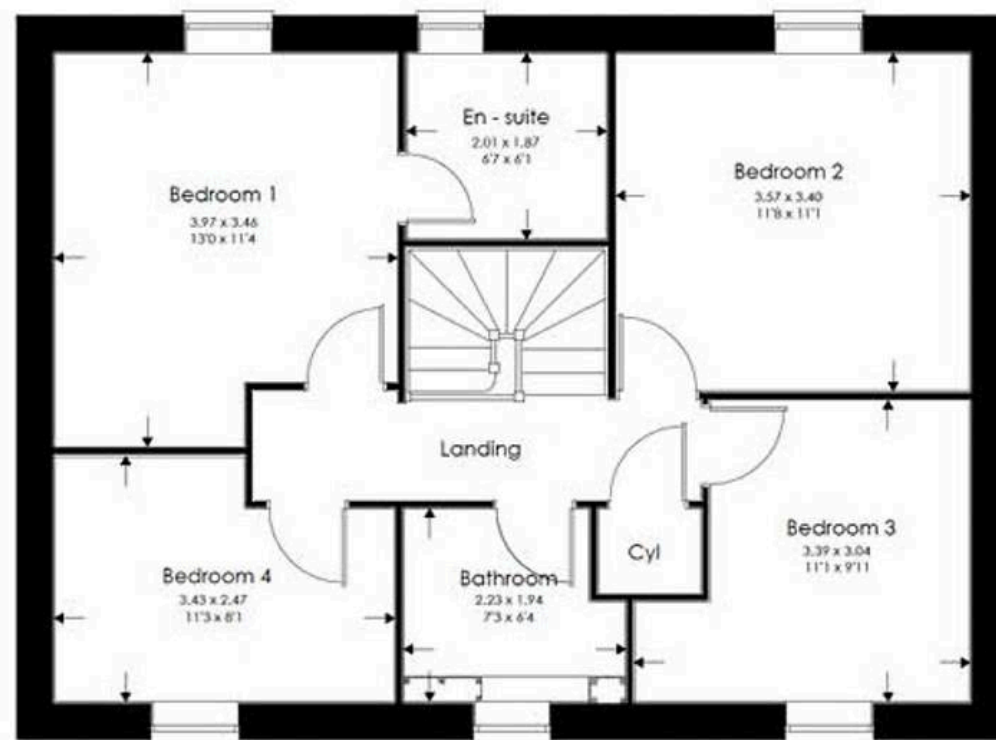
AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





GROUND FLOOR



FIRST FLOOR

Newton Fallowell Estate Agents

Newton Fallowell Ltd, 26 Wide Bargate - PE21 6RX

01205353100 • boston@newtonfallowell.co.uk • www.newtonfallowell.co.uk/boston

