

NEWTON FALLOWELL

Plot 1, Voyage, Tytton Lane - PE21 7TD

£324,950

Plot 1, Voyage

Tytton Lane, Boston

STYLISH NEW-BUILD LIVING BY CYDEN HOMES

A stunning detached new home on this exciting development by Cyden Homes, combining contemporary design, high-quality finishes and energy-efficient living. The thoughtfully designed accommodation features a welcoming entrance hall, cloakroom, spacious lounge and impressive dining kitchen, with four well-proportioned bedrooms upstairs, including a luxurious master bedroom with en-suite, plus a family bathroom.

Outside, a private enclosed rear garden provides the perfect space to relax and entertain, while a driveway and integral garage offer excellent parking and storage.

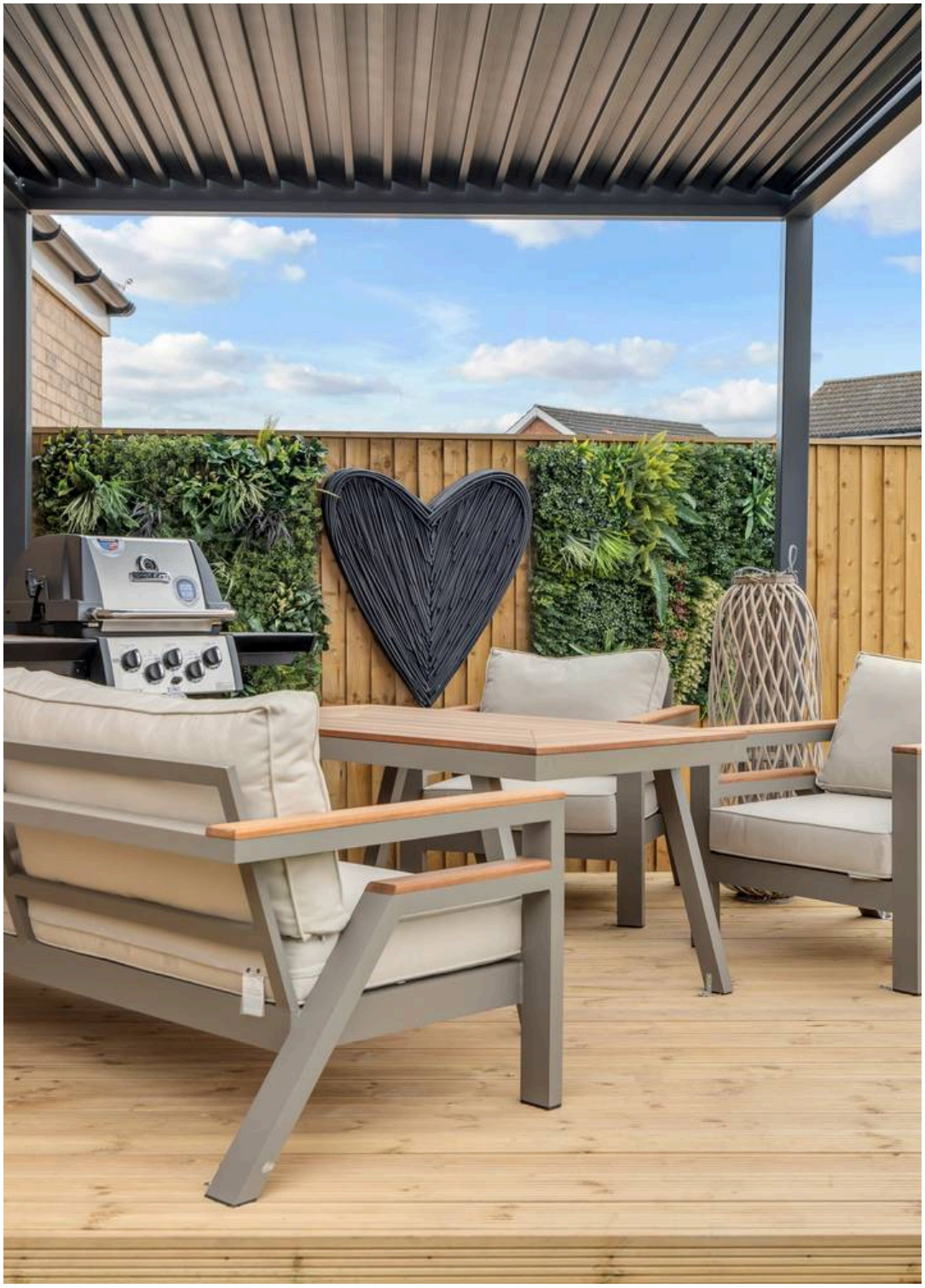
Modern comfort comes as standard, with an air source heat pump providing energy-efficient underfloor heating to the ground floor and radiators upstairs. A superb opportunity to secure a stylish, energy-conscious home designed for modern family life.

Council Tax band: TBD - Tenure: Freehold - EPC Rating: TBC

THE AMBER

The ideal choice for growing families, this substantial detached home combines generous proportions with versatile, modern living spaces. At the heart of the home, the spacious dining kitchen features a large breakfast bar, creating the perfect setting for family meals, entertaining friends or relaxed evenings together, whilst the comfortable lounge is ideal for cosy nights in. Upstairs, the generously sized bedrooms offer plenty of room for the demands of busy family life, completing a home designed with both space and flexibility in mind.

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ACCOMMODATION

ENTRANCE HALL

CLOAKROOM

LOUNGE
18' 6" x 10' 9" (5.65m x 3.28m)

DINING KITCHEN
27' 4" x 10' 2" (8.34m x 3.10m)

FIRST FLOOR LANDING

MASTER BEDROOM
15' 7" x 10' 11" (4.75m x 3.34m) (max)

EN-SUITE
9' 4" x 6' 6" (2.85m x 1.97m) (max)

BEDROOM TWO
14' 1" x 9' 4" (4.30m x 2.84m) (max)

BEDROOM THREE
11' 1" x 9' 8" (3.37m x 2.95m) (max)

BEDROOM FOUR
11' 1" x 9' 3" (3.37m x 2.83m) (max)

BATHROOM
7' 9" x 5' 7" (2.37m x 1.70m)

GARAGE
16' 5" x 8' 4" (5.01m x 2.55m)

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EXTERIOR
The property has a driveway to the front and an enclosed garden to the rear.

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.

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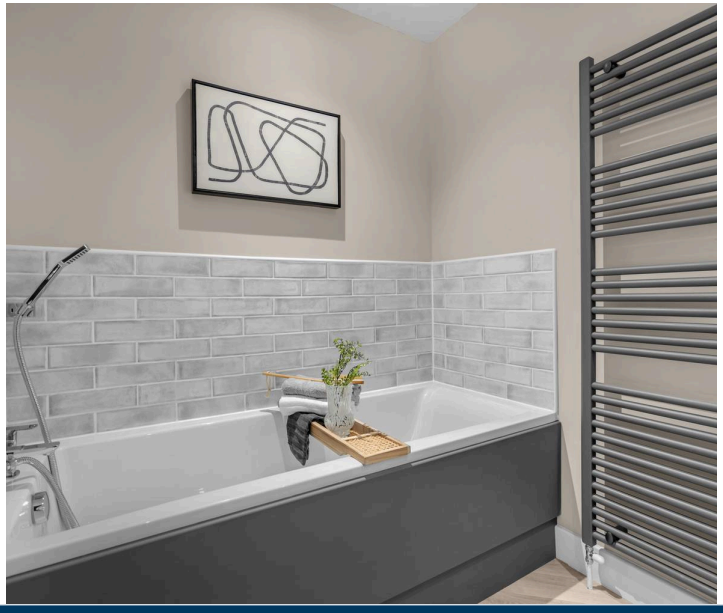
GENERAL

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.













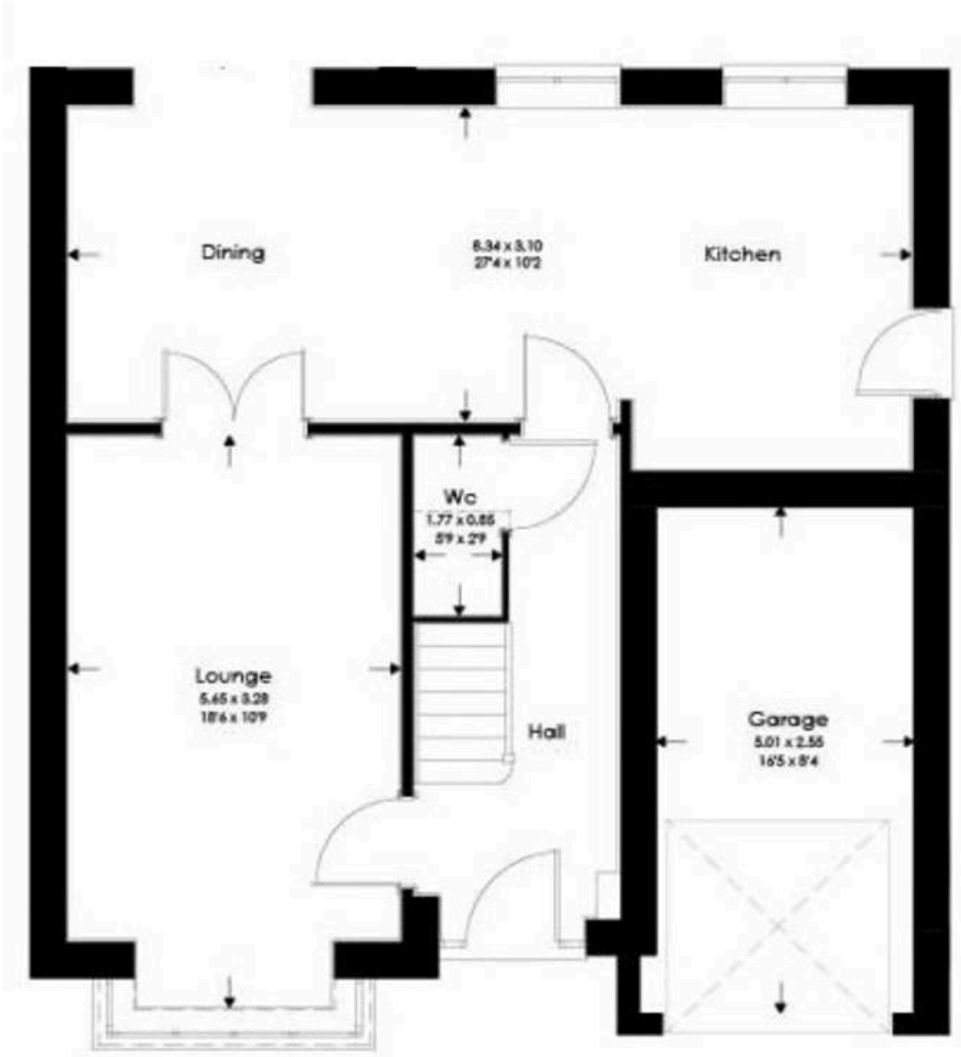
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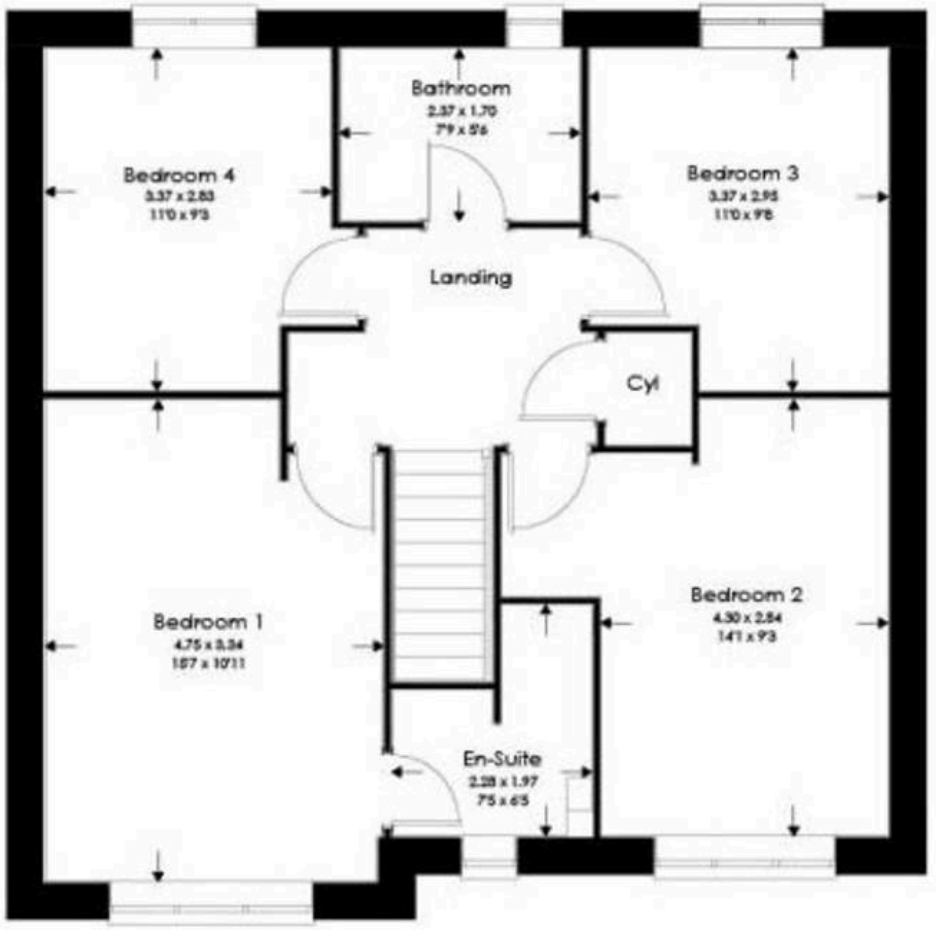
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GROUND FLOOR



FIRST FLOOR

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