

NEWTON FALLOWELL

Plot 128, Voyage, Tytton Lane - PE21 7TD

£324,950

Plot 128, Voyage

Tytton Lane, Boston

STYLISH NEW-BUILD LIVING BY CYDEN HOMES

A superb detached new home by Cyden Homes, combining contemporary design, high-quality finishes and energy-efficient comfort. The thoughtfully planned accommodation features an inviting entrance hall, cloakroom, spacious lounge, impressive dining kitchen and separate utility room.

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

Outside, a long block-paved driveway provides generous off-road parking, alongside a single garage and enclosed rear garden. An air source heat pump delivers energy-efficient underfloor heating to the ground floor, with radiators upstairs, completing this attractive home designed for modern family living.

Council Tax band: TBD

Tenure: Freehold

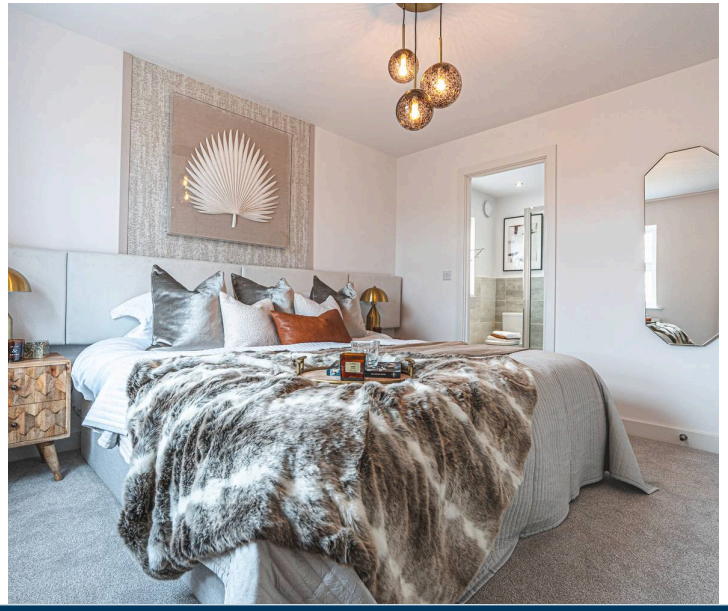
THE EMERALD

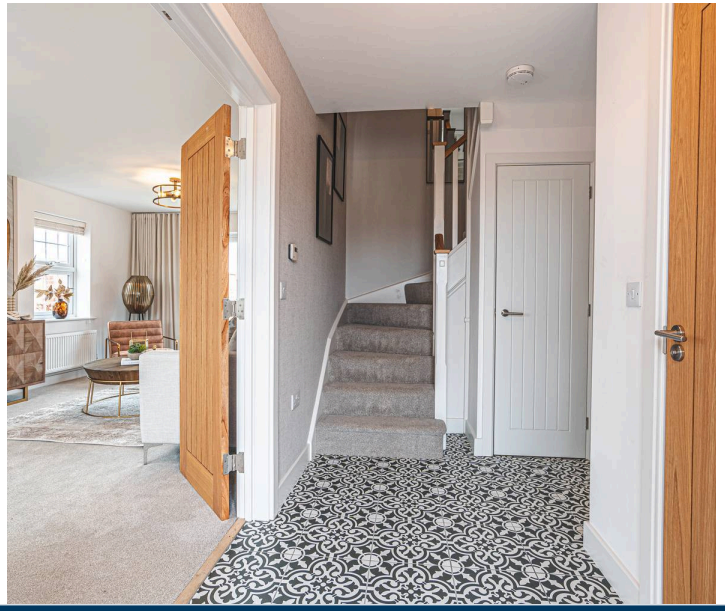
With a lounge & dining kitchen this home really brings families together. Architect designed feature staircase leads to four equally spacious bedrooms with bedroom one having its own shower room and a separate family bathroom on the main landing. Outside there is a long block paved driveway, single garage & enclosed rear garden.



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ACCOMMODATION

ENTRANCE HALL

CLOAKROOM
6' 6" x 2' 10" (1.99m x 0.87m)

LOUNGE
20' 9" x 11' 6" (6.32m x 3.50m)

DINING KITCHEN
20' 9" x 10' 10" (6.32m x 3.29m)

UTILITY
6' 8" x 5' 3" (2.04m x 1.61m)

FIRST FLOOR LANDING

MASTER BEDROOM
12' 4" x 11' 8" (3.77m x 3.56m)

EN-SUITE
6' 8" x 5' 6" (2.02m x 1.67m)

BEDROOM TWO
11' 0" x 10' 6" (3.35m x 3.20m)

BEDROOM THREE
9' 11" x 9' 8" (3.02m x 2.95m)
(max)

BEDROOM FOUR
12' 4" x 8' 0" (3.76m x 2.45m)
(max)

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

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EXTERIOR

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

SERVICES

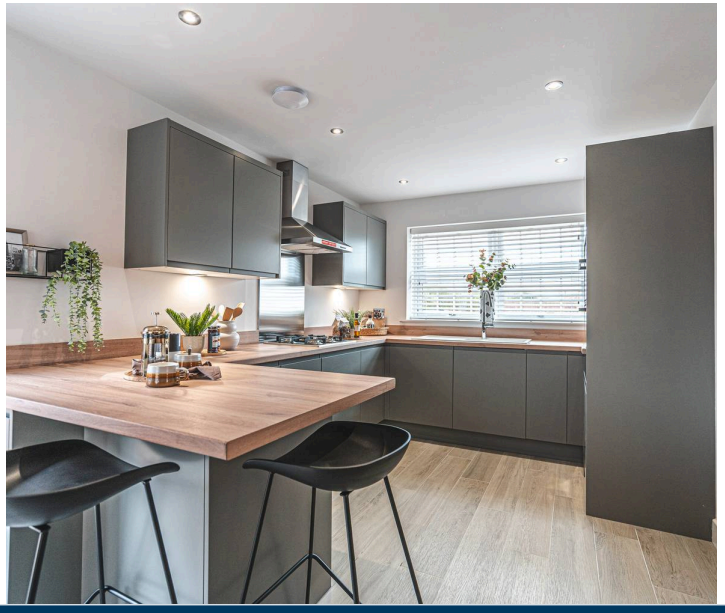
The property has mains electricity, water and drainage connected. Heating is via an air source heat pump serving underfloor heating to the ground floor and radiators to the first floor.

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.







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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.

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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

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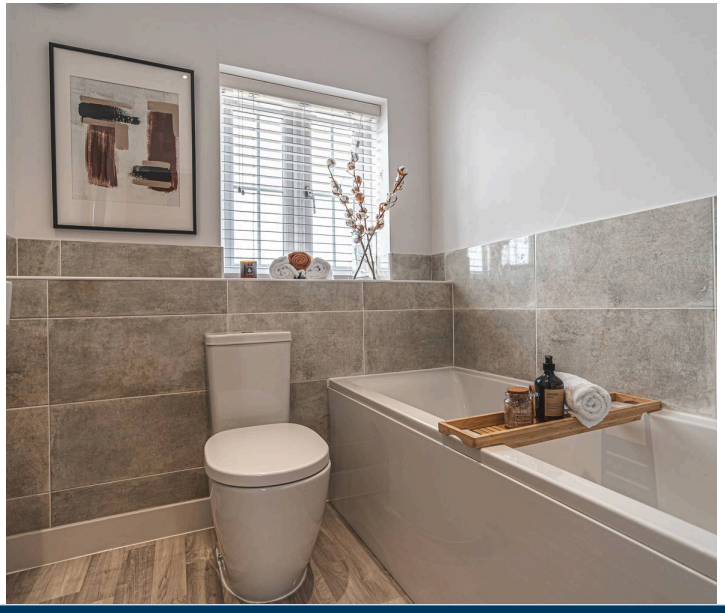
AGENT'S NOTES

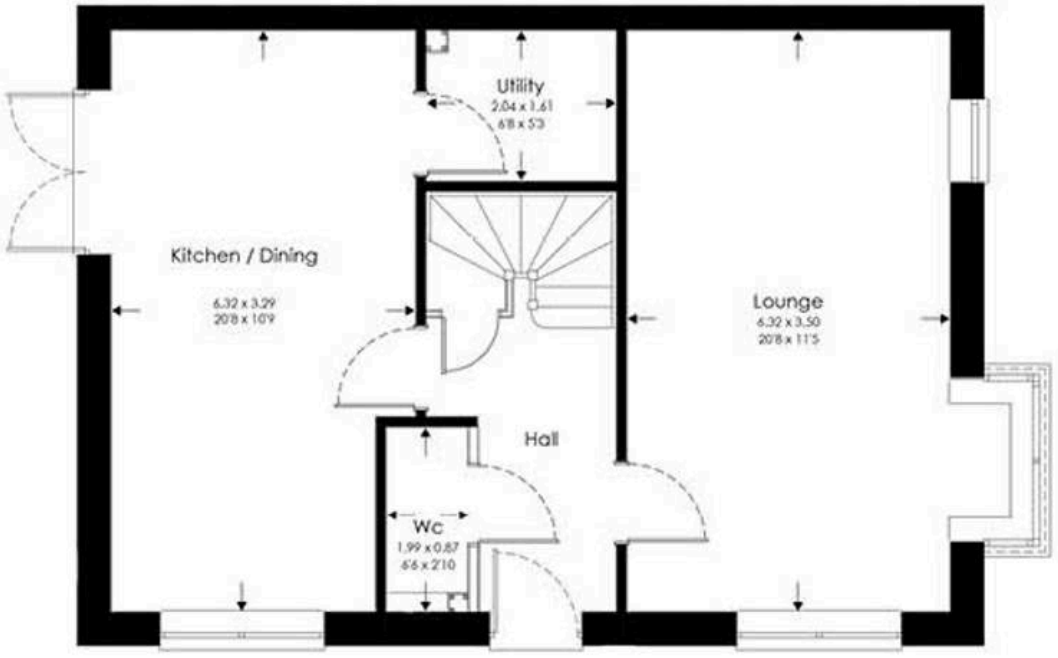
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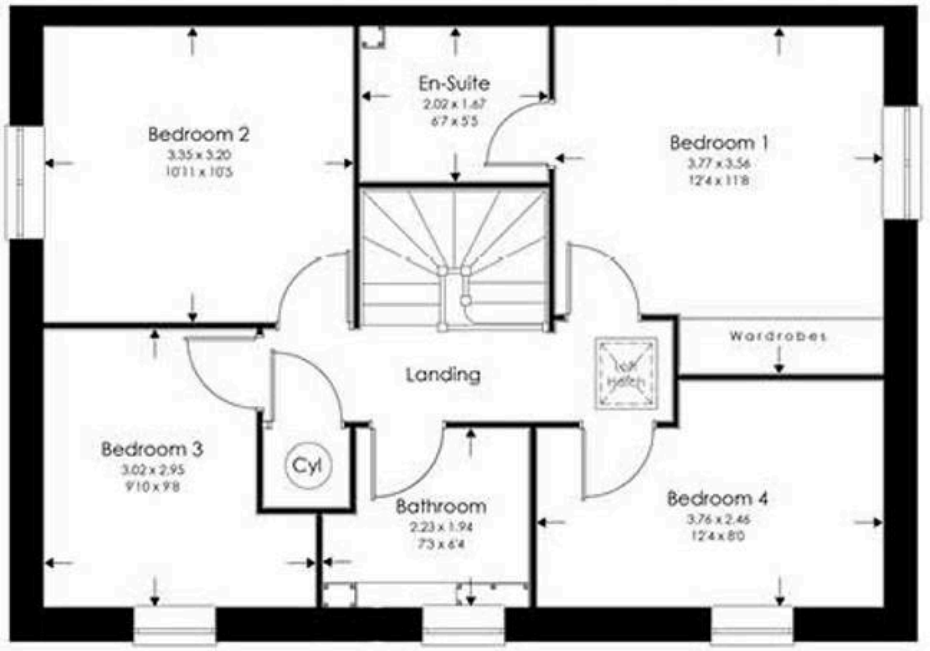








GROUND FLOOR



FIRST FLOOR

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