Joy Walker

ESTATE AGENTS



Plot 227, 64 Pearmain Gardens

Grimsby, North East Lincolnshire DN33 3FX

5% GIFTED DEPOSIT INCLUDED! This stunning FOUR BEDROOM HOME offers a superb layout and stunning specification throughout situated on the popular Springfield Park Development and under construction by CYDEN HOMES. Enter through the bright hallway and you are instantly greeted by a large open hallway, cloakroom/wc, open plan kitchen and a separate utility room. Also to the ground floor is a generous lounge. Upstairs offers four good sized bedrooms, with bedroom one having a spacious en-suite, and family bathroom. This home benefits from a SINGLE GARAGE and enclosed rear garden.

- 5% GIFTED DEPOSIT INCLUDED
- FOUR BEDROOM DETACHED HOME
- UNDERFLOOR HEATING TO GROUND FLOOR
- EV CHARGER
- SUNROOM/ SECOND LOUNGE
- WARDROBES BY HAMMONDS
- FLOOR TILES BY JOHNSONS
- KITCHENS BY OMEGA
- BRICK GARAGE
- BLOCK PAVED DRIVEWAY







£329,950

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www.joywalker.co.uk

MEASUREMENTS
All measurements are approximate.

ACCOMMODATION
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PHOTOGRAPHS CYDEN HOMES
Please note all images, photos and drawings are representative only. Each individual home is subject to variations in design and build. (Please refer to the individual plot drawing for each property).

ENTRANCE

HALLWAY

LOUNGE
20'8" x 11'5" (6.32 x 3.5)



KITCHEN DINER
20'9" x 10'0" (6.34 x 3.06)



KITCHEN DINER



SUNROOM
11'11" x 10'0" (3.64 x 3.06)

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



CLOAKROOM/WC
6'6" x 2'10" (1.99 x 0.87)

FIRST FLOOR LANDING

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



ENSUITE
6'7" x 5'5" (2.02 x 1.67)



BEDROOM TWO
10'11" x 10'5" (3.35 x 3.20)



BEDROOM THREE
9'10" x 9'8" (3.02 x 2.95)



BEDROOM FOUR
12'4" x 8'0" (3.76 x 2.46)



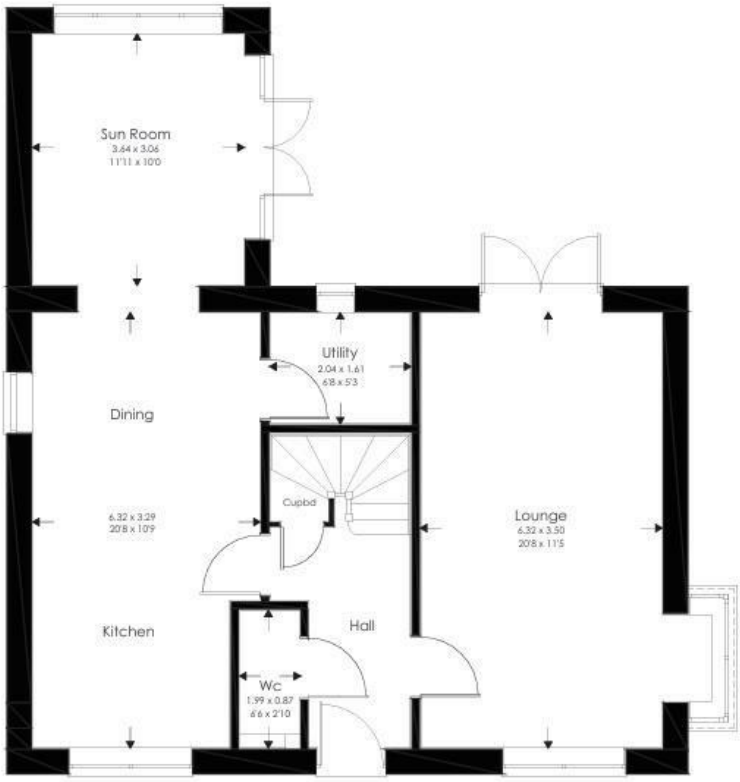
FAMILY BATHROOM
7'3" x 6'4" (2.23 x 1.94)



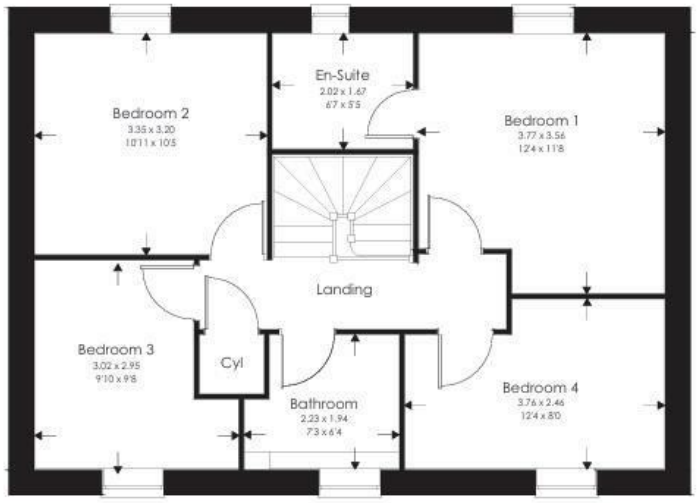
OUTSIDE

GARDENS

GARAGE

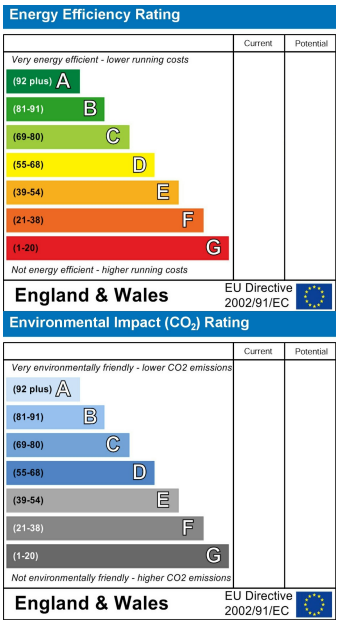


GROUND FLOOR



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.