

NEWTON FALLOWELL

Plot 132, Voyage, Tytton Lane - PE21 7TD

£374,950

Plot 132, Voyage

Tytton Lane, Boston

EXCEPTIONAL NEW-BUILD LIVING WITH STUDIO ABOVE DETACHED DOUBLE GARAGE

An impressive detached new home on an exciting development off Tytton Lane East, built to a high specification by Cyden Homes and designed for modern family living.

The spacious ground floor features a welcoming entrance hall, cloakroom, dedicated study, generous lounge, superb open-plan dining kitchen and separate utility room. Upstairs, four well-proportioned bedrooms include **two en-suites**, complemented by a further family bathroom.

Outside, a driveway provides off-road parking and a detached double garage is complemented by a versatile studio above, offering exciting potential as a home office, gym, hobby room or creative retreat, providing valuable additional space to suit a variety of lifestyle needs. The enclosed rear garden offers a perfect setting for relaxing and entertaining and an air source heat pump delivers energy-efficient underfloor heating to the ground floor, with radiators upstairs, completing this outstanding contemporary home.

Council Tax band: TBD

Tenure: Freehold

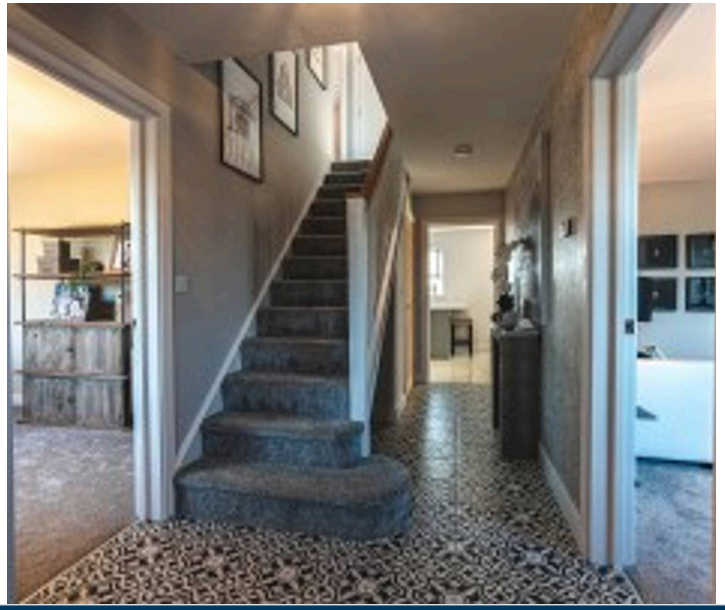
THE VIOLAN

The Violan -A deservedly popular, spacious, family home. It benefits from a contemporary kitchen with double doors leading out onto the patio area, opening into a generous dining and family room, with an additional, separate formal lounge, a study/home-office, cloakroom, and separate utility. Upstairs bedroom 1 has its own en-suite and bedrooms 2 and 3 share a 'Jack and Jill' en-suite. A fourth bedroom and a family bathroom. The ideal home for the growing family.









ACCOMMODATION

ENTRANCE HALL

CLOAKROOM
4' 10" x 5' 10" (1.47m x 1.79m)

STUDY
10' 5" x 8' 8" (3.18m x 2.64m)

LOUNGE
14' 11" x 11' 8" (4.55m x 3.55m)

DINING AREA
14' 6" x 9' 8" (4.43m x 2.94m)

KITCHEN
15' 0" x 9' 8" (4.57m x 2.94m)

UTILITY
7' 1" x 5' 9" (2.16m x 1.75m)

FIRST FLOOR LANDING

MASTER BEDROOM
14' 6" x 12' 0" (4.42m x 3.65m) (max)

EN-SUITE
6' 4" x 4' 10" (1.94m x 1.48m) (max)

BEDROOM TWO
12' 1" x 10' 4" (3.68m x 3.15m) (max)

EN-SUITE
6' 1" x 5' 3" (1.85m x 1.60m) (min)

BEDROOM THREE
10' 9" x 8' 5" (3.27m x 2.57m)

BEDROOM FOUR
10' 7" x 9' 3" (3.23m x 2.81m)
(max)

BATHROOM
6' 11" x 6' 10" (2.10m x 2.08m) (max)

EXTERIOR

To the front of the property there is a driveway providing off-road parking which leads to a detached double garage with a studio above. To the rear of the property there is an enclosed garden.

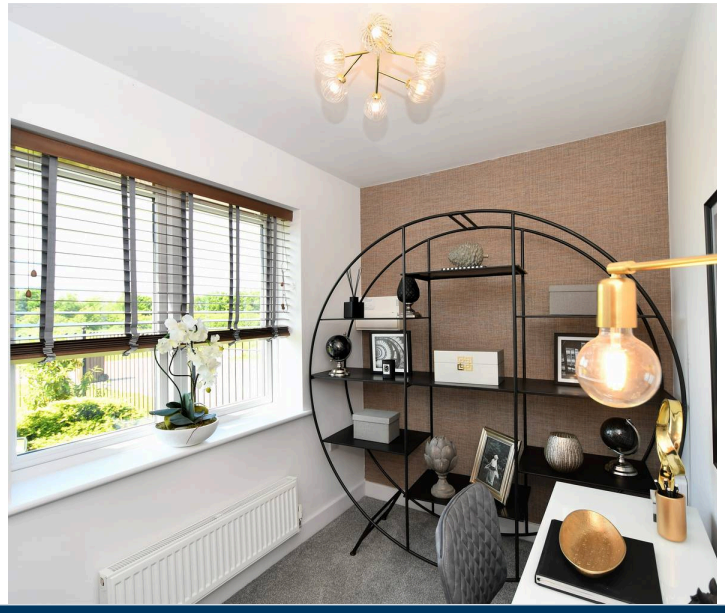
SERVICES

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.

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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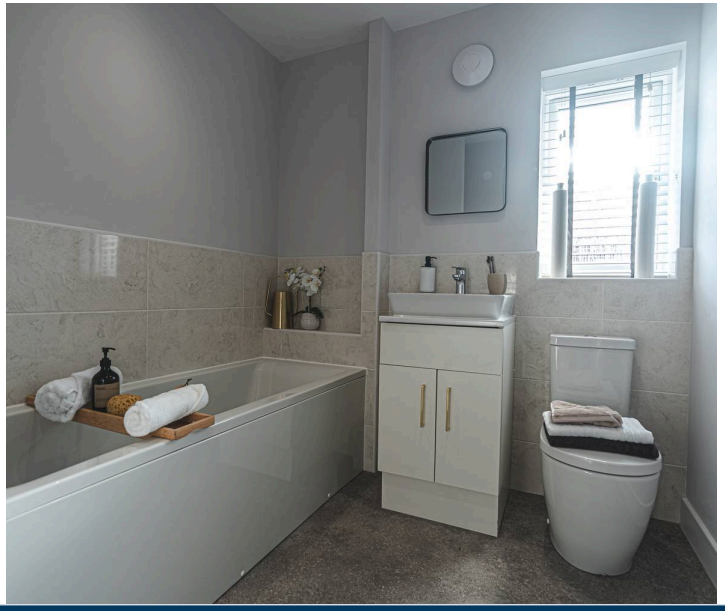
AGENT'S NOTES

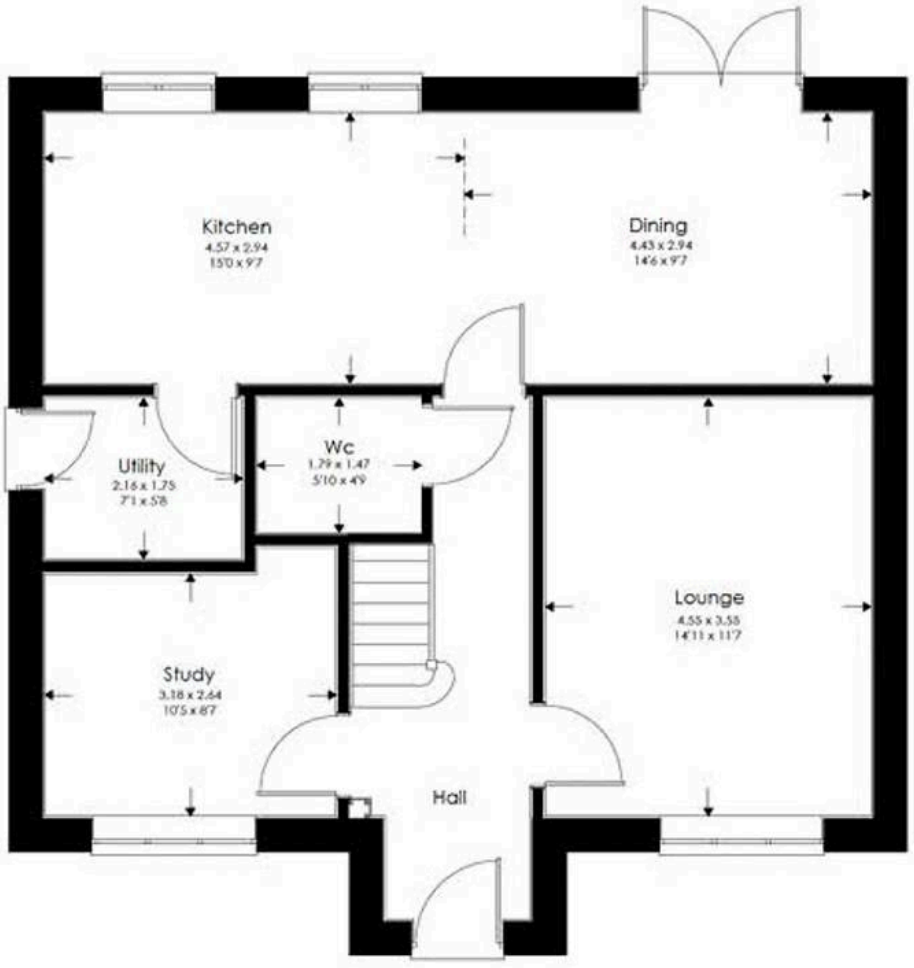
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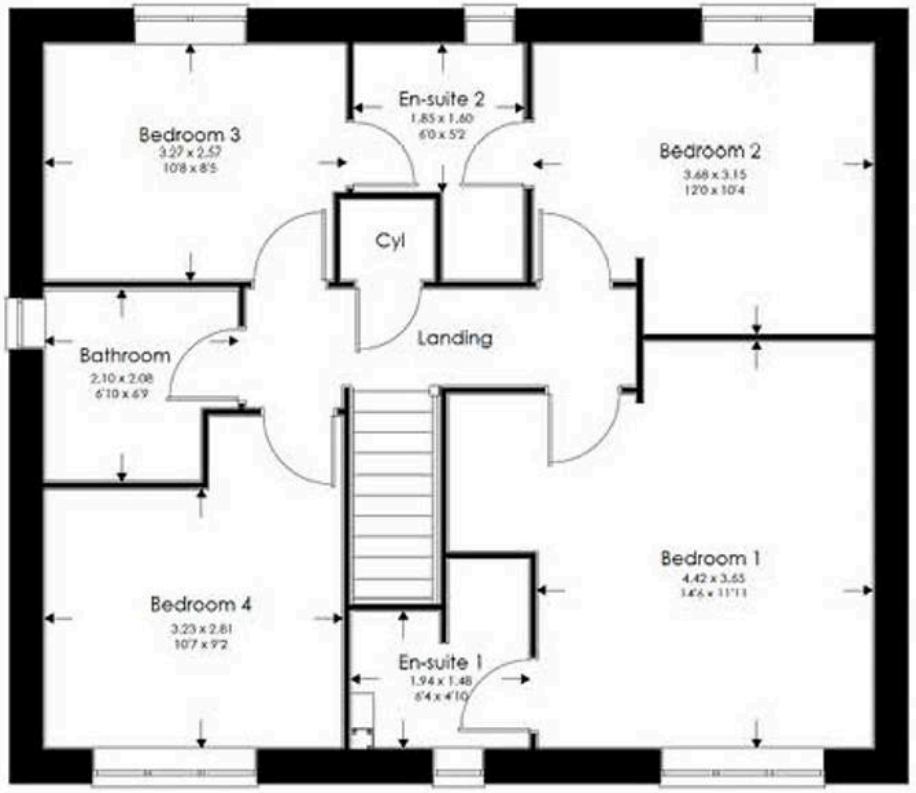








GROUND FLOOR



FIRST FLOOR

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