



Plot 32, 31 Kestrel Drive, Waltham Grimsby, North East Lincolnshire DN37 0FF

*** STUNNING LOCATION *** Cyden Homes are delighted to present this attractive FOUR bedroom, DETACHED family home, located in the popular Waltham Development of The Hyde. High Specification throughout comprising of a spacious open plan KITCHEN and Dining with a separate SUN ROOM/SECOND LOUNGE and a separate UTILITY and cloakroom. Generous sized lounge and STUDY. FOUR spacious bedrooms with a good sized EN-SUITE, three further bedrooms, family bathroom. The Jasper offers a garden, detached single garage with block paved driveway. Anticipated completion Summer 2025. Ten year new home warranty, double-glazed windows, efficient central heating system and completed using branded quality appliances, sanitary ware and wall and floor tiling. **Whilst these particulars are prepared with due care for the convenience of the intending purchasers, the information contained therein is intended as a preliminary guide only. Images of the similar house style/plots will vary in terms of materials/colour scheme.

£324,950

- **** STUNNING LOCATION ****
- **FOUR BEDROOMS**
- **SOLAR PV PANELS**
- **WARDROBES TO BED 1**
- **FLOOR TILING TO KITCHEN & CLOAKROOM**
- **EN-SUITE & FAMILY BATHROOM**
- **BRICK GARAGE**
- **BLOCK PAVED DRIVEWAY**
- **HIGH SPECIFICATION**
- **ANTICIPATED COMPLETION SUMMER 2025**



MEASUREMENTS

All measurements are approximate.

PHOTOGRAPHS

All the photographs on this brochure are for illustrations purposes only.

ACCOMMODATION

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ENTRANCE

HALLWAY



LOUNGE

18'4" x 11'1" (5.60 x 3.38)



LOUNGE

Additional Photograph



STUDY

9'0" x 6'8" (2.75 x 2.05)



UTILITY ROOM

6'8" x 5'4" (2.05 x 1.64)



CLOAKS/WC

5'9" x 2'9" (1.77 x 0.85)

DINING KITCHEN

25'6" x 8'11" (7.78 x 2.74)



DINING KITCHEN

Additional Photograph



DINING KITCHEN

Additional Photograph



SUNROOM

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



SUNROOM

Additional Photograph



FIRST FLOOR

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FIRST FLOOR LANDING

BEDROOM ONE

14'3" x 11'3" (4.36 x 3.45)



EN SUITE SHOWER ROOM

7'0" x 6'3" (2.15 x 1.92)



BEDROOM TWO

13'4" x 10'5" (4.07 x 3.19)



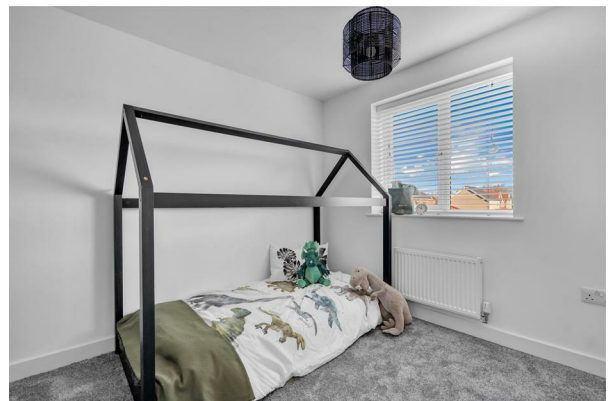
BEDROOM THREE

10'10" x 9'1" (3.32 x 2.79)



BEDROOM FOUR

11'10" x 8'11" (3.61 x 2.74)



BATHROOM

6'9" x 5'6" (2.06 x 1.70)



OUTSIDE

GARDEN

GARAGE

SITE MAP



CYDEN HOMES FREEHOLD MANAGEMENT

We are informed by the seller that the tenure of this property is Freehold, although there will be a management company for the grass cutting of the common areas etc. Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND

Council Tax Band NOT YET SET

TENURE - FREEHOLD

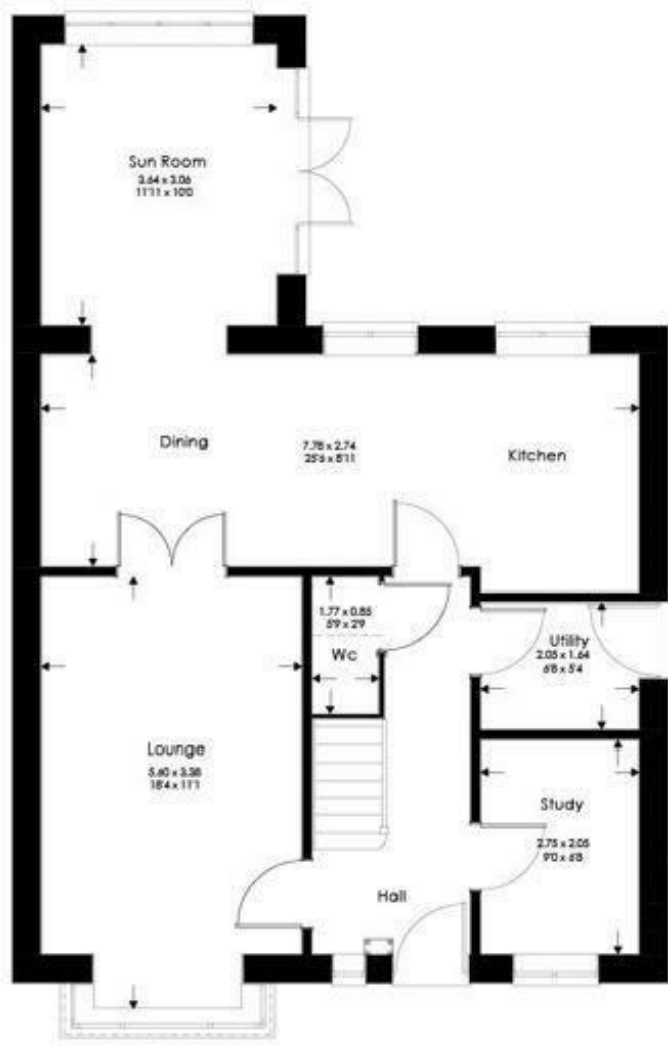
We are informed by the seller that the tenure of this property is Freehold, although there will be a management company for the grass cutting of the common areas etc. Confirmation / verification has been requested. Please consult us for further details.

VIEWING ARRANGEMENTS

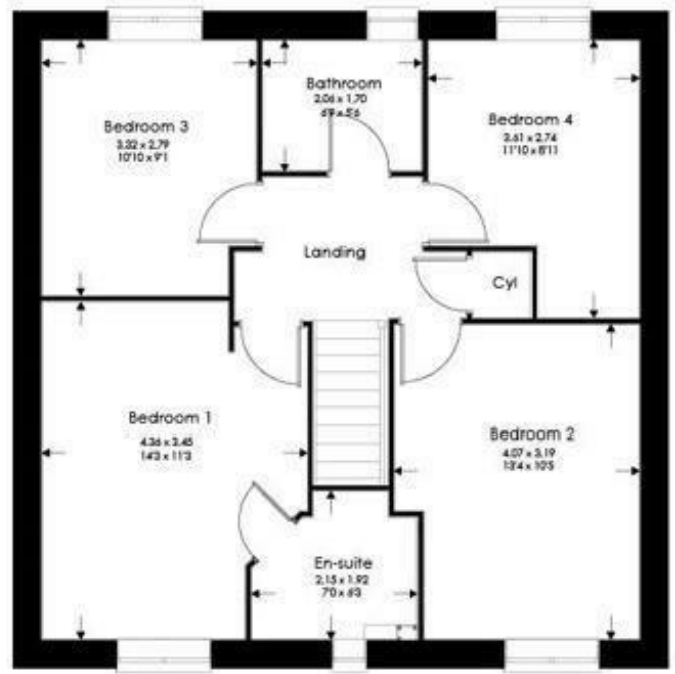
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	90	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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.