Joy Walker

ESTATE AGENTS




# Plot 157, 6 Bullfinch Avenue

## Waltham, North East Lincolnshire DN37 0FP

NEW RELEASE – 5% GIFTED DEPOSIT INCLUDED! Located on the popular Waltham development The Hyde this BRAND NEW FOUR BEDROOM DETACHED HOUSE, constructed to their usual exceptionally high standard with an excellent specification throughout. The impressive accommodation comprises: Entrance hall, cloaks/WC, spacious lounge, separate study, superb open-plan kitchen/dining/sitting area with contemporary fitted kitchen, Silestone worktops and integrated appliances, plus a separate utility room. To the first floor are four good-sized bedrooms, the master having an en suite, together with a family bathroom. Further benefits include HAMMONDS fitted wardrobes, JOHNSONS floor tiles, solar PV panels, double glazing and a gas central heating system. Outside there is a driveway, detached double garage and a good-sized enclosed rear garden. 10 YEAR BUILDING GUARANTEE.

**£389,950**

- ** 5% GIFTED DEPOSIT INCLUDED **
- HIGH SPECIFICATION
- SILESTONE WORKTOPS TO KITCHEN
- INTEGRATED APPLIANCES
- WARDROBES BY HAMMONDS
- FLOOR TILES BY JOHNSONS
- SOLAR PV PANELS
- DOUBLE GARAGE
- GOOD SIZE REAR GARDEN







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www.joywalker.co.uk

## DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

## ACCOMMODATION

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## GROUND FLOOR

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## ENTRANCE

## HALLWAY



## SITTING, DINING, KITCHEN



## UTILITY



## LOUNGE

## STUDY




## W/C CLOAKROOM

## FIRST FLOOR

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## FIRST FLOOR LANDING



## BEDROOM ONE



## ENSUITE



## BEDROOM TWO




## BEDROOM THREE




## BEDROOM FOUR




## BATHROOM

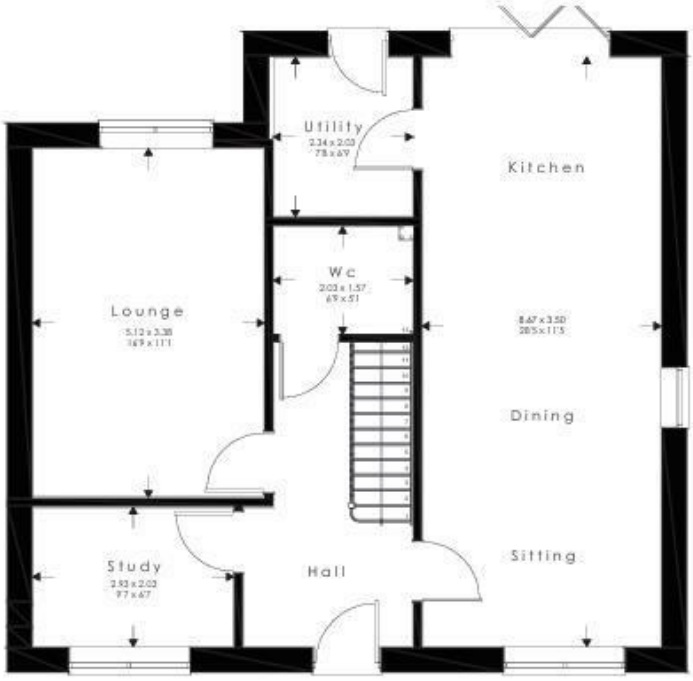


## GARDENS

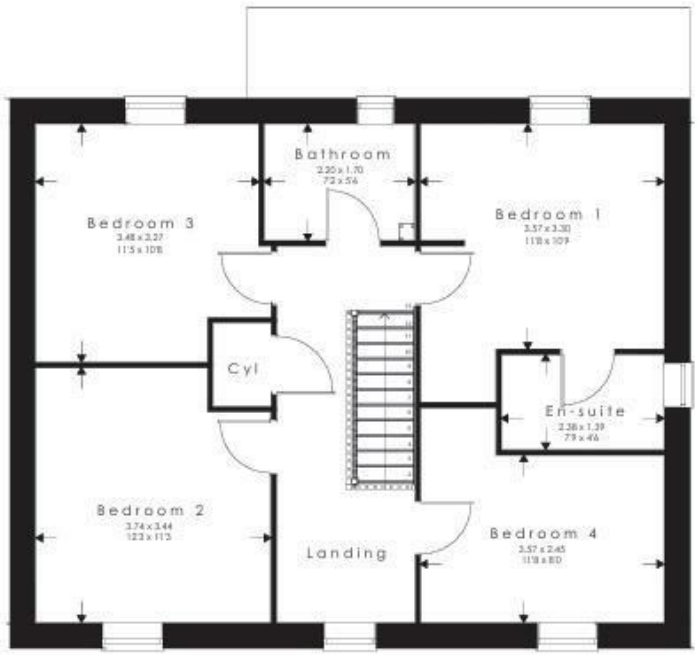


## DOUBLE GARAGE



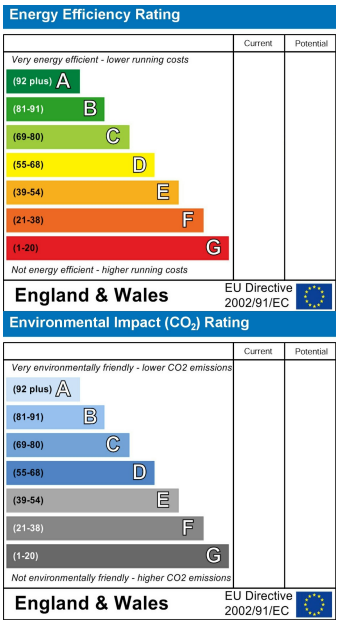



GROUND FLOOR




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.