



Plot 156, 4 Bullfinch Avenue Waltham, North East Lincolnshire DN37 0FL

*** NEW RELEASE FOUR BED DETACHED*** This beautiful new home offers a superb layout and stunning specification throughout, the ground floor design comprises of a spacious open-plan kitchen-dining room, fitted kitchen and branded appliances and separate utility room and cloakroom/w.c.. Also to the ground floor is a generous lounge with oak double doors. At the rear of the property this home offers a second lounge/sunroom, ideal for a growing family. Upstairs are four good sized bedrooms, with bedroom one offering fitted wardrobes and en-suite. Three further bedrooms with a contemporary family bathroom. This home benefits from an enclosed rear garden, block paved driveway leading to a single garage.

£339,950

- NEW RELEASE !
- 5% GIFTED DEPOSIT INCLUDED
- FLOOR TILES TO KITCHEN & DINING ROOM INCLUDED
- FLOOR TILES TO HALLWAY & CLOAKROOM INCLUDED
- FLOOR TILES TO SUNROOM INCLUDED
- SOLAR PV PANELS
- GREAT SPECIFICATION
- SILESTONE WORKTOP TO KITCHEN
- WARDROBES TO BED ONE
- GARAGE & DRIVEWAY



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

MEASUREMENTS

All measurements are approximate.

LOUNGE

18'11" x 10'7" (5.79 x 3.25)



LOUNGE



KITCHEN

19'4" x 12'2" (5.91 x 3.71)



KITCHEN



DINING ROOM

11'1" x 9'0" (3.40 x 2.76)



DINING ROOM



DINING ROOM



SUNROOM

13'3" x 10'0" (4.05 x 3.06)



SUNROOM



CLOAKROOM WC

5'10" x 4'10" (1.80 x 1.49)

UTILITY

5'6" x 4'10" (1.70 x 1.49)

BEDROOM ONE

14'1" x 10'9" (4.31 x 3.30)



BEDROOM ONE



ENSUITE

6'4" x 5'6" (1.95 x 1.70)



BEDROOM TWO

14'9" x 9'1" (4.52 x 2.77)



BEDROOM THREE

11'9" x 7'4" (3.59 x 2.26)



BEDROOM FOUR

11'1" x 9'4" (3.38 x 2.87)



FAMILY BATHROOM

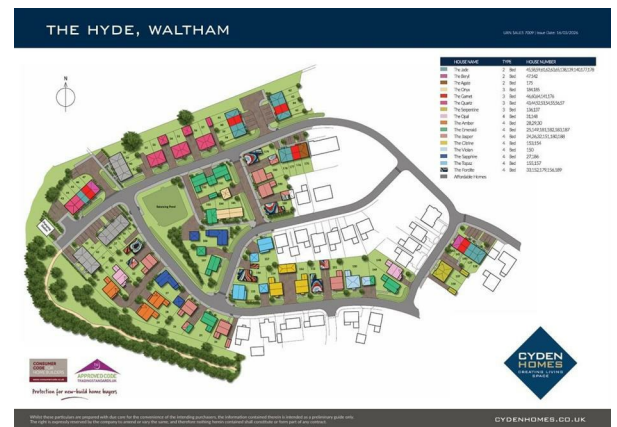
8'8" x 6'7" (2.65 x 2.03)

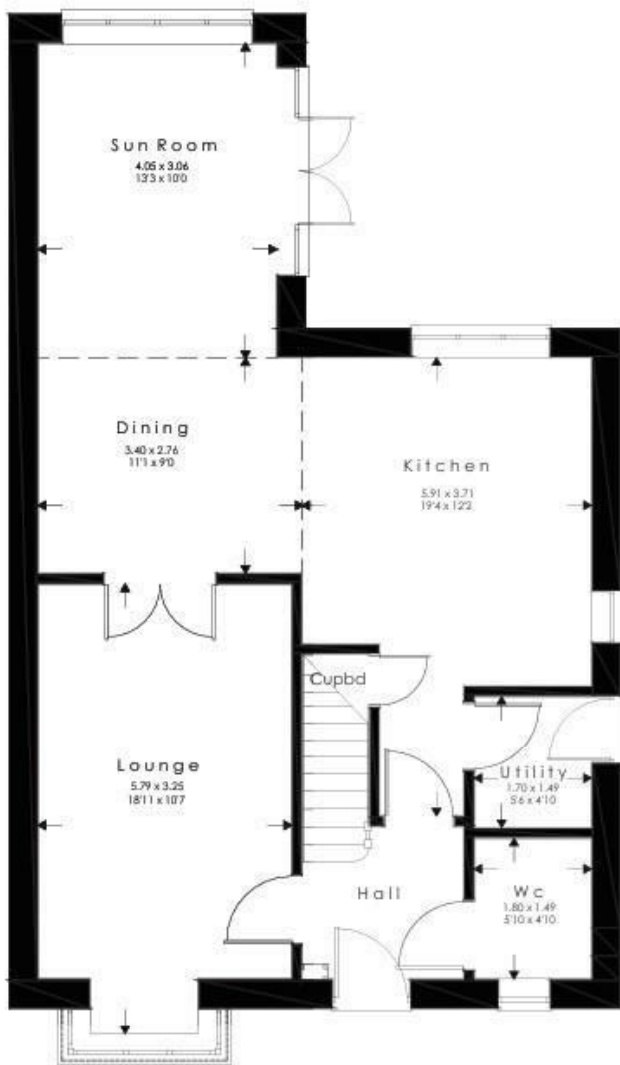


GARDEN

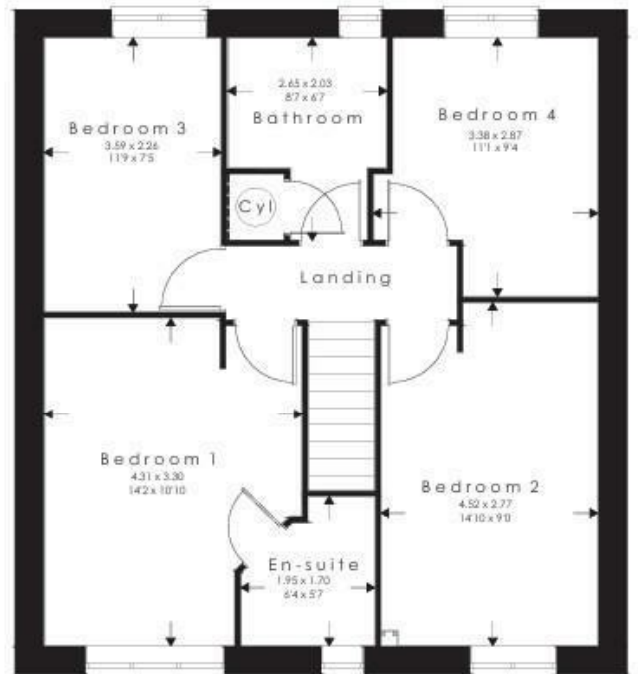
GARDEN

SITE MAP





GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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.