



Plot 155, 2 Bullfinch Avenue Waltham, North East Lincolnshire DN37 0FF

This stunning FOUR BEDROOM HOME offers a superb layout and stunning specification throughout situated on the popular Hyde 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/diner complete with integrated appliances, open to the sitting room. Separate utility room offering a choice of laminate worktops. Also to the ground floor is a generous lounge and a study. Upstairs offers four good sized bedrooms, with bedroom one having a spacious en-suite, and family bathroom. This home benefits from a DOUBLE GARAGE with an enclosed rear garden.

£384,950

- 5% (£19,247) GIFTED DEPOSIT INCLUDED !
- HANDSOME DETACHED FAMILY HOME
- FOUR BEDROOMS
- SOLAR PV PANELS
- BLOCK PAVED DRIVEWAY
- HIGH SPECIFICATION KITCHEN BY OMEGA
- KITCHEN APPLIANCES BY NEFF!
- UTILITY ROOM & STUDY
- DOUBLE GARAGE



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

GROUND FLOOR

ENTRANCE

HALLWAY

KITCHEN DINER SITTING

28'5" x 11'5" (8.67 x 3.50)



KITCHEN DINER SITTING



UTILITY

7'8" x 6'7" (2.34 x 2.03)



LOUNGE

16'9" x 11'1" (5.12 x 3.38)



LOUNGE



STUDY

9'7" x 6'7" (2.93 x 2.03)

WC/ CLOAKROOM

FIRST FLOOR

BEDROOM ONE
11'8" x 10'9" (3.57 x 3.30)



EN-SUITE

79" x 46" (2.38 x 1.39)



EN-SUITE



BEDROOM TWO

12'3" x 11'3" (3.74 x 3.44)



BEDROOM THREE

11'5" x 10'8" (3.48 x 3.27)



BEDROOM FOUR

11'8" x 8'0" (3.57 x 2.45)



FAMILY BATHROOM

7'2" x 5'6" (2.20 x 1.70)



FAMILY BATHROOM



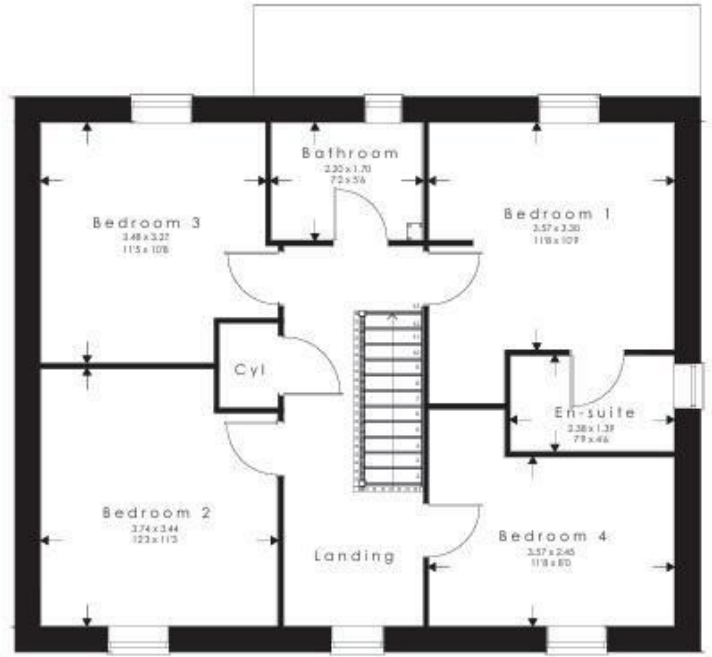
OUTSIDE

GARDENS

SITE PLAN



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 firm's 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.