



## Plot 126, 9 Wren Gardens Waltham, Grimsby, North East Lincolnshire DN37 0FS

\*\* STYLISH FIVE BEDROOM DETACHED HOUSE \*\* Located less than fifteen minutes from both the centre of Grimsby and the ever popular Cleethorpes and on the edge of the most desirable village of Waltham close to all local amenities you will find The Hyde built by Cyden Homes. This detached family home is finished to a high specification with a live work garage. The accommodation covers three floors with the ground floor offering reception hallway, cloakroom/wc, open living kitchen diner and rear sitting room and lounge, to the first floor there are four bedrooms one with en suite shower room and family bathroom with the second floor being the master suite which has a bedroom, dressing room and en suite shower room, to the second floor are two further bedrooms and shower room. Open plan front garden with drive way and detached garage with live work unit above and enclosed rear garden. Viewing recommended.

**£449,950**

- **\*\* READY NOW \*\***
- **DETACHED FIVE BEDROOM FAMILY HOME**
- **KITCHEN**
- **UTILITY ROOM**
- **SITTING DINING ROOM**
- **LOUNGE**
- **FIVE BEDROOMS**
- **TWO EN SUITE SHOWER ROOMS**
- **FAMILY BATHROOM**
- **LIVE WORK UNIT**



## 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.

## MEASUREMENTS

All measurements are approximate.

## PHOTOGRAPHS

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

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE

#### HALLWAY

#### CLOAKROOM/WC

6'0" x 2'10" (1.83 x 0.88)

#### LOUNGE

20'3" x 11'3" (6.19 x 3.44)



#### KITCHEN

20'3" x 11'3" (6.19 x 3.45)



#### KITCHEN

Additional Photograph



#### UTILITY ROOM

6'8" x 5'2" (2.04 x 1.60)

**SITTING DINING ROOM**

29'6" x 11'4" (9.00 x 3.47)

**SITTING DINING ROOM**

Additional Photograph

**SITTING DINING ROOM**

Additional Photograph

**SITTING DINING ROOM**

Additional Photograph



## SITTING DINING ROOM

Additional Photograph



## FIRST FLOOR

### FIRST FLOOR LANDING

#### BEDROOM TWO

11'7" x 10'3" (3.54 x 3.14)



#### EN SUITE SHOWER ROOM

7'5" x 2'10" (2.27 x 0.88)

#### BEDROOM THREE

11'7" x 9'4" (3.54 x 2.87)



## BEDROOM FOUR

11'3" x 8'4" (3.44 x 2.55)



## BEDROOM FIVE

11'3" x 8'4" (3.45 x 2.55)



## BATHROOM

8'0" x 6'8" (2.46 x 2.05)



## SECOND FLOOR

### SECOND FLOOR LANDING

#### BEDROOM ONE

13'0" x 11'6" (3.98 x 3.52)



## BEDROOM ONE

Additional Photograph



## DRESSING ROOM



## EN SUITE SHOWER ROOM

8'9" x 6'0" (2.68 x 1.85)



## EN SUITE SHOWER ROOM

Additional Photograph



## OUTSIDE

## GARDENS



## SITE MAP



## COUNCIL TAX BAND & EPC RATING

Council Tax Band - NOT YET SET

EPC - NOT YET SET

## TENURE - FREEHOLD

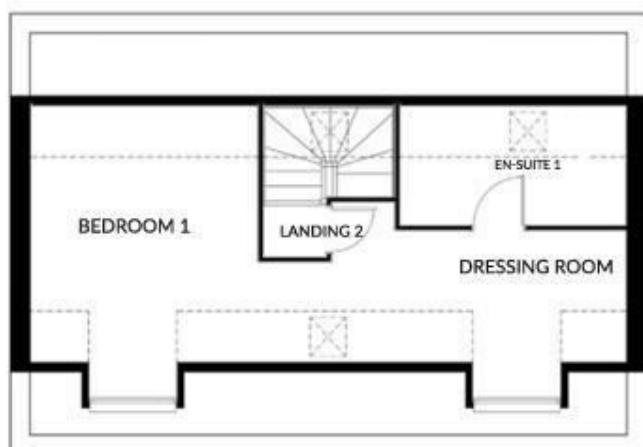
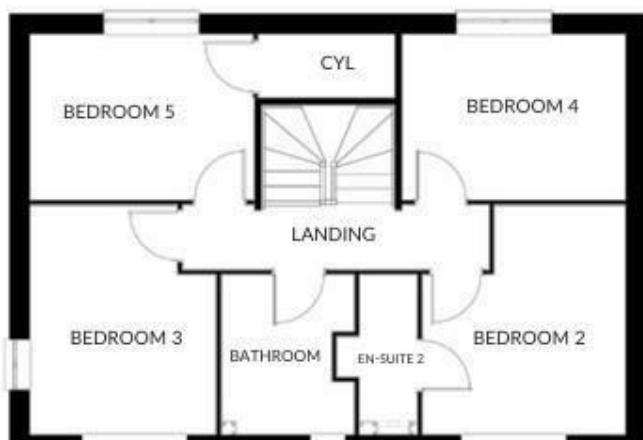
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

## 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



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			
EU Directive 2002/91/EC			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
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.