



## Plot 2, Belfry Gardens Off Great Coates Road Grimsby, North East Lincolnshire DN34 4NA

An exclusive development of 5 EXECUTIVE DETACHED HOMES to be constructed in this stunning setting with views over Grimsby Golf Club. Plot 2 will be built by T Dixon & Son Ltd to their usual high standard with the purchaser having a generous allowance to personalise their forever home. The accommodation includes Entrance hall, home office, formal lounge, living dining kitchen, utility room & cloaks/wc to the ground floor. Landing, master bedroom with dressing room & en suite plus three further bedrooms two with en suites and a family bathroom/wc to the first floor. Gas central heating (under floor heating to the ground floor. Double glazing. Double garage with additional off road parking. Front and rear gardens.

**£545,000**

- EXCLUSIVE SMALL DEVELOPMENT
- VIEWS OVERLOOKING THE GOLF CLUB
- INDIVIDUALLY DESIGNED
- HIGH SPECIFICATION
- LOUNGE & HOME OFFICE
- LIVING DINING KITCHEN & UTILITY
- MASTER BEDROOM WITH EN SUITE AND DRESSING ROOM
- THREE FURTHER BEDROOMS & TWO EN SUITES
- BRICK GARAGE
- 10 YEAR GUARANTEE



**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.

**STREET VIEW ILLUSTRATION**



**STREET VIEW ILLUSTRATION**

**REAR VIEW ILLUSTRATION**



**ACCOMMODATION**

**MEASUREMENTS**

All measurements are approximate and taken from the architect's plans

**GROUND FLOOR**

**STREET VIEW**



**ENTRANCE HALL**

**SNUG/HOME OFFICE**

13'4" x 12'9" (4.08 x 3.89)

**LOUNGE**

16'4" x 13'5" (4.99 x 4.11)

**KITCHEN/DFINING/DAY ROOM**

22'7" x 21'10" extending to 24'0" (6.90 x 6.66 extending to 7.34)

**UTILITY ROOM**

13'4" x 6'4" (4.08 x 1.94)

## CLOAKS/WC

## FIRST FLOOR

## LANDING

## MASTER BEDROOM

13'5" x 11'9" (4.11 x 3.60)

## DRESSING ROOM

9'6" x 5'2" (2.91 x 1.60)

## EN SUITE

6'2" x 9'6" (1.9 x 2.9)

## BEDROOM 2

12'4" x 12'3" (3.76 x 3.75)

## EN SUITE

9'6" x 3'11" (2.90 x 1.20)

## BEDROOM 3

13'4" x 9'11" (4.08 x 3.04)

## JACK N JILL EN SUITE

9'10" x 3'11" (3.0 x 1.20)

## BEDROOM 4

13'4" x 8'5" (4.08 x 2.59)

## FAMILY BATHROOM

8'9" x 6'0" (2.69 x 1.84)

## OUTSIDE

## DOUBLE BRICK GARAGE

## FRONT AND REAR GARDENS

## SITE PLAN



## TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. In addition there will be a management company created for the common areas of the five property. Please consult us for further details.

## COUNCIL TAX BAND

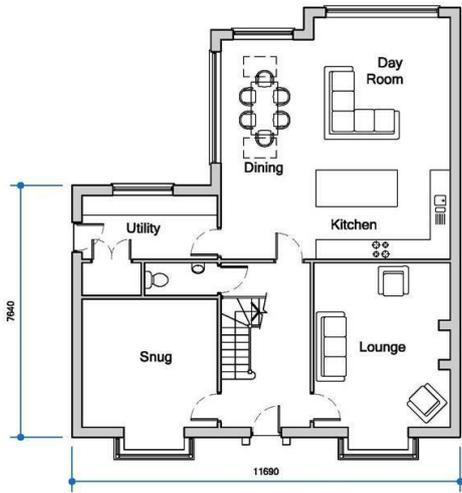
Council Tax Band has not been assessed it is a new build.

## VIEWING ARRANGEMENTS

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

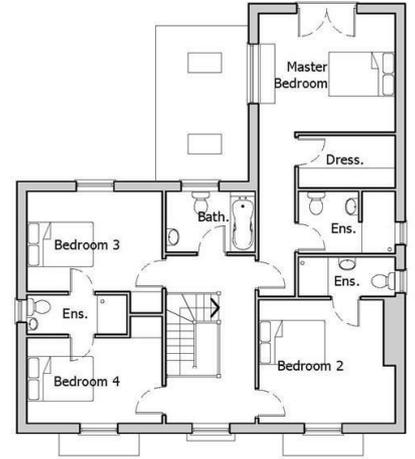
## OPENING TIMES

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



Ground Floor Plan

1:100



First Floor Plan



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 <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			
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.