



Plot 202, 3 Tromso Close New Waltham, N E Lincs DN36 4EQ

A stunning FIVE BEDROOM DETACHED family home constructed on THREE FLOORS and having the added benefit of the signature CYDEN HOMES DOUBLE GARAGE WITH STUDIO ABOVE. The Azurite is located on the very popular Becklands Development in New Waltham with an anticipated completion of Summer 2024 and has accommodation including: Entrance hall, cloaks/wc, good sized lounge and a fabulous L shaped living dining kitchen, utility room, four bedrooms one with an en suite and a family bathroom/wc to the first floor and a spacious master bedroom suite including a dressing room and an en suite to the second floor. Gas central heating system. Double glazing. Front and rear gardens.

£419,950

- FABULOUS DETACHED 5 BEDROOM FAMILY HOME
- LARGE LIVING DINING KITCHEN
- LOUNGE
- CLOAKS/WC & UTILITY ROOM
- FOUR BEDROOMS, EN SUITE & FAMILY BATHROOM
- MASTER BEDROOM SUITE INCLUDING EN SUITE & DRESSING ROOM
- DOUBLE GARAGE WITH STUDIO ABOVE
- HIGH SPECIFICATION THROUGHOUT
- POPULAR BECKLANDS DEVELOPMENT
- COMPLETION ANTICIPATED SUMMER 2024

ACCOMMODATION

MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

ENTRANCE HALL

CLOAKS/WC

LOUNGE

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



SITTING/ DINING ROOM

29'6" x 11'4" (9 x 3.47)



SITTING/DINING ROOM



SITTING/DINING ROOM

Additional photo



SITTING/DINING ROOM

Bi folding doors



DINING/KITCHEN PHOTO



FITTED KITCHEN

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



FITTED KITCHEN

Additional photo



UTILITY ROOM

6'8" x 5'2" (2.04 x 1.6)

CLOAKS/WC

6'0" x 2'8" (1.83 x .88)

FIRST FLOOR

LANDING

BEDROOM 2

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



EN SUITE

7'5" x 2'8" (2.27 x .88)

BEDROOM 3

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



BEDROOM 4

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



BEDROOM 5

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



BATHROOM/WC

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



BATHROOM/WC

Additional photo



SECOND FLOOR

SMALL LANDING

MASTER BEDROOM

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



MASTER BEDROOM

Additional photo



DRESSING ROOM

11'9" x 6'7" min (3.59 x 2.03 min)



EN SUITE

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



EN SUITE

Additional photo



OUTSIDE

REAR ELEVATION PHOTO

DOUBLE GARAGE WITH STUDIO ABOVE



DOUBLE GARAGE

17'5" x 16'0" (5.32 x 4.88)

STUDIO

17'1" x 15'11" (5.22 x 4.86)

FRONT & REAR GARDENS

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.

MANAGEMENT FEE

There is a management fee payable for maintenance of the common areas on this development

COUNCIL TAX BAND

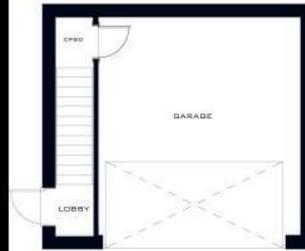
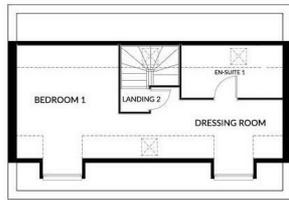
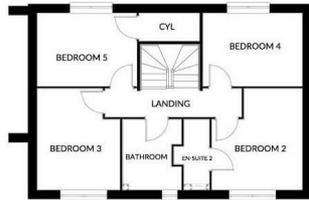
Council Tax Band has not been allocated

OPENING TIMES

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

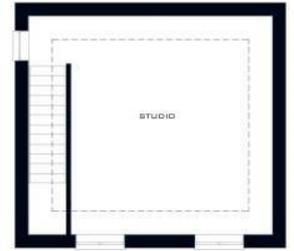
VIEWING ARRANGEMENTS

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



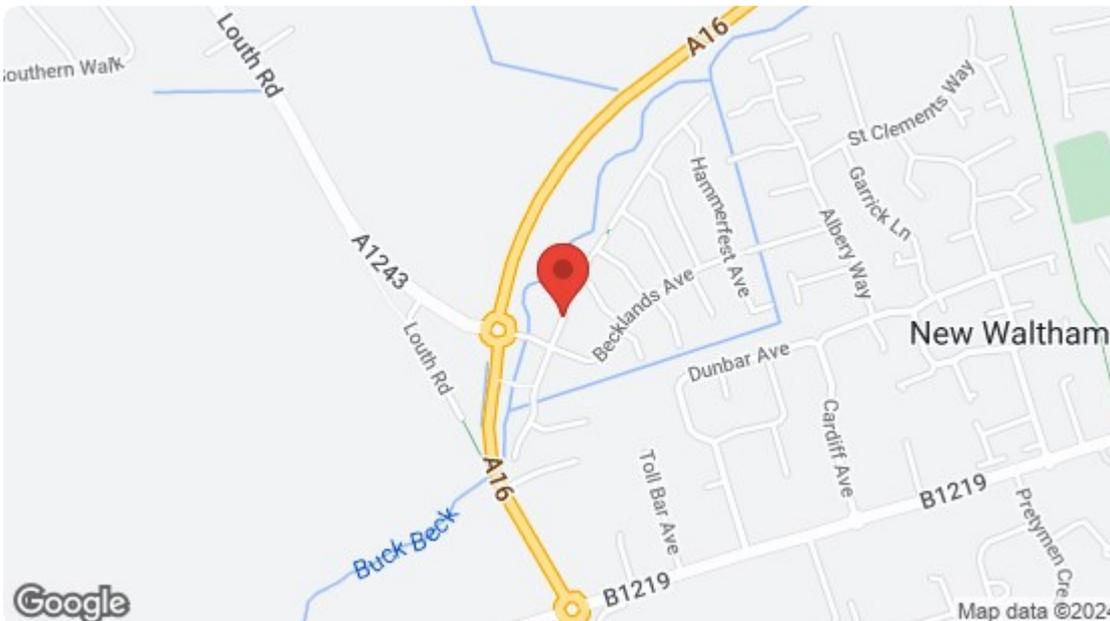
GROUND FLOOR

GARAGE 5324 X 4885 17'5" X 16'0"



FIRST FLOOR

STUDIO 5229 X 4861 17'4" X 15'11"



| 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.