Joy Walker

ESTATE AGENTS



Plot 186, 1 Dove Drive

Waltham, North East LIncolnshire DN37 0FF

THE SAPPHIRE – FOUR BEDROOM DETACHED HOME WITH STUDIO ABOVE DETACHED DOUBLE GARAGE - This stunning four-bedroom detached home, The Sapphire, is currently under construction by Cyden Homes on the popular Hyde development in Waltham. Offering a superb layout and high-quality specification, the property also benefits from a detached double garage with a versatile studio above. The ground floor comprises a spacious entrance hall, study, snug and impressive open-plan kitchen/diner, together with a separate utility room and cloakroom/WC. To the first floor, the generous master bedroom features a dressing room and en-suite shower room, while the second double bedroom also benefits from a dressing room and shower room. Two further good-sized bedrooms are served by the family bathroom. Externally, a private driveway leads to the detached double garage with studio above, while the enclosed rear garden provides a private outdoor space. A superb opportunity to acquire a substantial new four-bedroom family home with excellent versatility, modern specification and a highly desirable studio facility.

- ** £500 TOWARDS MORTGAGE REPAYMENTS FOR 24 MONTHS **
- DOUBLE GARAGE & STUDIO ABOVE
- FLOOR TILING TO KITCHEN, UTILITY & CLOAKROOM
- FLOOR TILING TO HALLWAY, SNUG INCLUDED
- IMPRESSIVE ENTRANCE / SNUG
- SOLAR PV PANELS
- GALLERIED LANDING
- HOME OFFICE/STUDY
- TWO EN-SUITE BATHROOMS & DRESSING ROOMS
- UTILITY ROOM







£469,950

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www.joywalker.co.uk

ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

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PHOTOGRAPHS CYDEN HOMES

Please note all images, photos and drawings are representative only. Each individual home is subject to variations in design and build. (Please refer to the individual plot drawing for each property).

ENTRANCE

HALLWAY

STUDY

10'7" x 7'0" (3.24 x 2.14)



LOUNGE

20'4" x 12'9" (6.20 x 3.91)



SNUG

13'6" x 12'9" (4.12 x 3.9)



SNUG



KITCHEN DINER
17'9" x 12'6" (5.43 x 3.83)



KITCHEN DINER



UTILITY ROOM
6'11" x 5'3" (2.12 x 1.61)



CLOAKROOM/WC
6'1" x 4'8" (1.86 x 1.43)

FIRST FLOOR
.

FIRST FLOOR LANDING



MASTER BEDROOM
14'4" x 11'9" (4.38 x 3.60)



DRESSING ROOM
9'1" x 4'8" (2.77 x 1.44)

EN SUITE SHOWER ROOM
8'0" x 5'8" (2.45 x 1.73)

BEDROOM TWO
12'6" x 11'6" (3.83 x 3.52)



DRESSING ROOM
5'11" x 5'1" (1.82 x 1.55)

EN SUITE SHOWER ROOM
7'2" x 5'11" (2.19 x 1.82)





BEDROOM THREE
10'10" x 8'6" (3.31 x 2.60)



BEDROOM FOUR
10'11" x 9'2" (3.33 x 2.8)



FAMILY BATHROOM
8'0" x 5'6" (2.44 x 1.7)



OUTSIDE

GARDENS



GARAGE & STUDIO



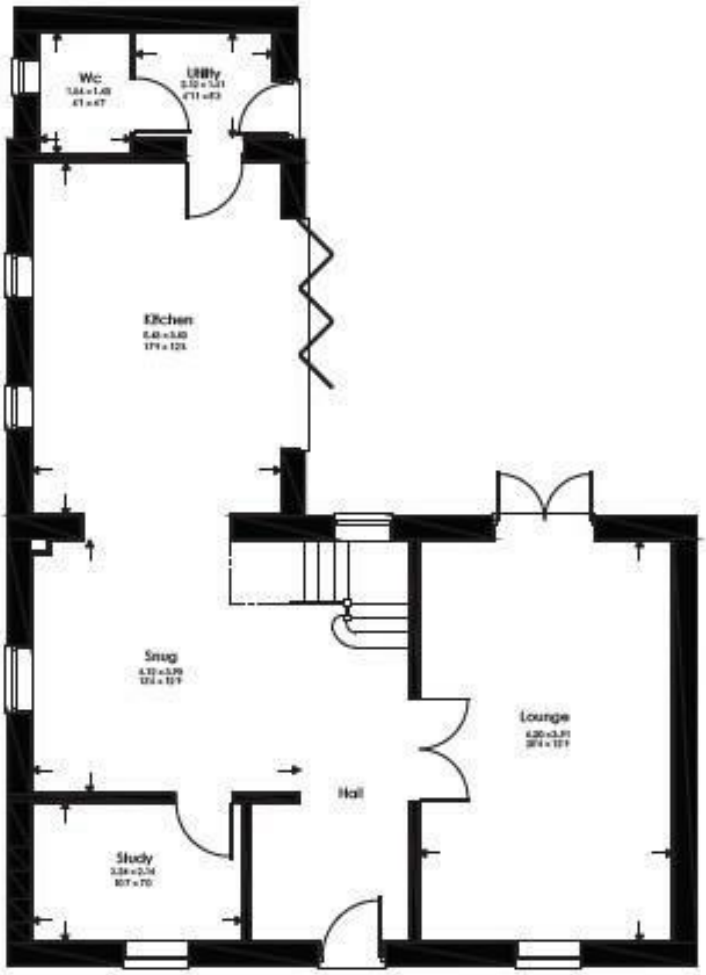
CYDEN HOMES FREEHOLD MANAGEMENT
We are informed by the seller that the tenure of this property is Freehold, although there will be a management company for the grass cutting of the common areas etc. Confirmation / verification has been requested. Please consult us for further details.

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.

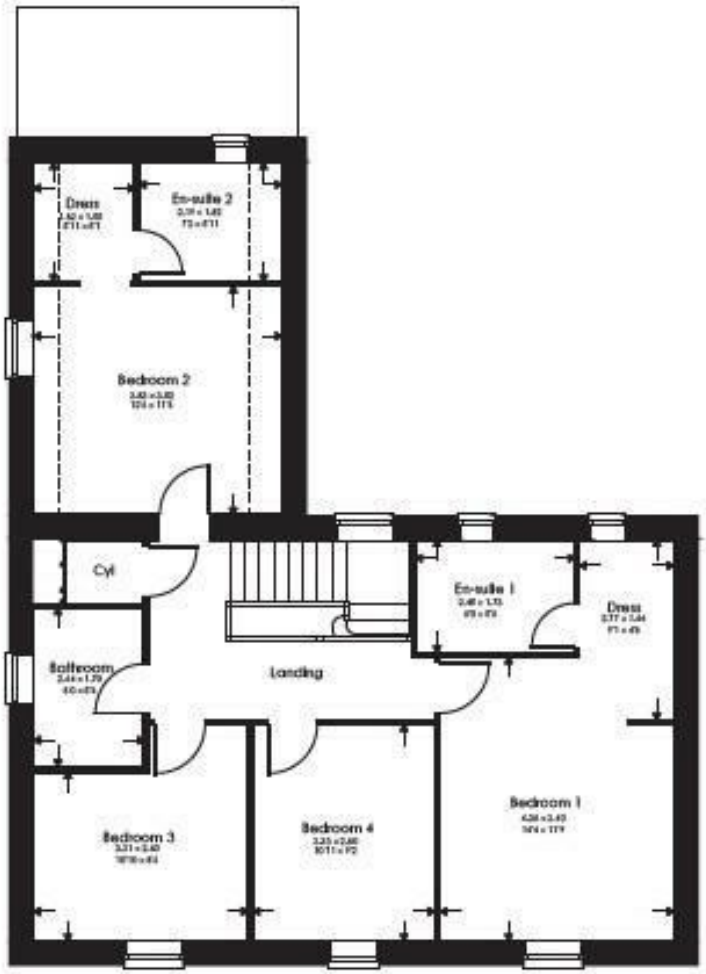
COUNCIL TAX BAND & EPC RATING
Council Tax Band - NOT YET SET
EPC - NOT YET SET

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

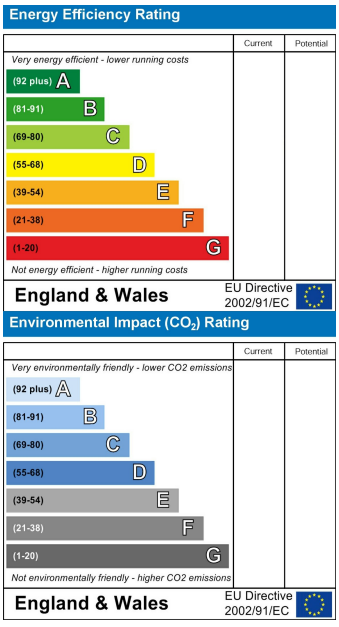


GROUND FLOOR



FIRST FLOOR





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.