



Goldfinch Grove, Waltham, DN37 0FW

FOR SALE - £330,000

CanTERS

Chartered Surveyors

Early viewing is highly recommended of this attractive four-bedroom detached house, situated within The Hyde, a popular development by Cyden Homes. The property occupies a pleasant position on the southern periphery of the highly regarded and sought-after village of Waltham, which benefits from an excellent range of local amenities and facilities including shops, convenience stores, hot food takeaways, public houses, Waltham Windmill Golf Club, Waltham Leas Primary Academy and Toll Bar Academy.

Constructed in 2025 to the Opal design, the property offers well-planned family accommodation with many notable features including uPVC double glazed windows, gas fired central heating, oak veneered doors to the ground floor, a security alarm, single integral garage and the balance of its NHBC warranty. The accommodation briefly comprises an entrance hall with cloakroom off, sitting room, kitchen diner and sun room to the ground floor. To the first floor are four bedrooms, an en-suite shower room and family bathroom.

Hallway	Having a contemporary styled grey fronted composite entrance door, doors providing access to the sitting room and kitchen diner and a porcelain tiled floor which continues through into the cloakroom and kitchen diner.
Cloakroom	With suite comprising a pedestal wash hand basin with mixer tap over and low flush WC.
Sitting Room	5.01m x 3.29m With window to the front aspect.
Kitchen Diner	7.18m x 2.82m Situated to the rear of the property and having a comprehensive range of grey shaker-style wall cupboards and base units incorporating a breakfast bar, with contrasting granite worktops, matching upstands and inset sink unit with mixer tap over. Integrated appliances include a Neff double oven, four-ring gas hob with stainless steel chimney-style extractor over and dishwasher. There is also space for a washing machine and fridge freezer. Downlights to the ceiling, under-cabinet lighting and windows overlooking the rear garden.
Sun Room	3.65m x 3.05m With porcelain tiled flooring continuing through from the kitchen diner, uPVC double glazed windows and two uPVC double glazed doors with matching sidelights opening onto the rear patio.
A return staircase with oak handrail leads to the first-floor landing, off which is an airing cupboard and access to the loft.	
Bedroom 1	4.04m max x 3.25m max including wardrobes Having a range of fitted wardrobes and a window to the front aspect.
En-Suite	With suite comprising a low flush WC, vanity-style wash hand basin with contrasting cupboard and mixer tap over, and separate shower enclosure with glass door. Part tiled walls, downlights to the ceiling and wall-mounted chrome heated towel rail.
Bedroom 2	2.86m x 3.57m. With window to the front aspect.
Bedroom 3	2.89m x 2.50m. With window to the rear aspect.
Bedroom 4	2.89m x 2.44m. With window to the rear aspect.
Family Bathroom	With suite comprising a low flush WC, vanity-style wash hand basin with contrasting cupboard and mixer tap over, and panelled bath with glass shower screen, shower and mixer tap. Part tiled walls, downlights to the ceiling and window to the rear aspect.
Outside	The front garden is open plan and laid to lawn, with a block paved driveway providing access to the single integral garage, which has an up-and-over door, light and power. A pathway to the side of the property leads via a wooden gate to the enclosed, fenced rear garden, which is laid predominantly to lawn with a paved patio area.
Tenure	We are verbally advised the property is Freehold, with formal confirmation awaited from the vendor's solicitor.
Management Fee	We are advised that an Estate Management Company will maintain the public open spaces with an annual fee being payable on completion of the site. For further information, please contact this office.

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Council Tax Band: Band E (Subject to confirmation by the Local Authority)

EPC Rating: B (84)

Further Information And To View: Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143.

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ADDITIONAL PHOTOS & PLANS



Sitting Room



Sitting Room



Kitchen Diner



Kitchen Diner



Kitchen Diner



Sun Room

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Property Inspected: 10/08/2026

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ADDITIONAL PHOTOS & PLANS



Cloakroom



Landing



Bedroom 1



Bedroom 1 En Suite



Bedroom 2



Bedroom 3

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ADDITIONAL PHOTOS & PLANS



Bedroom 4



Family Bathroom



Rear Garden



Rear Garden



Rear Elevation



Street Scene

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