

# Iris

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GOLDTHORPE

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# Introducing Iris, Goldthorpe

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Modern homes which offer the perfect  
blend of town and countryside.

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# Development Overview

In partnership with **honey**, Auxesia Homes proudly presents five affordable homes at Iris, Goldthorpe. These energy-efficient, contemporary homes are each available for sale on a shared ownership basis, offering a great opportunity for first-time buyers and growing families to step on to the property ladder. Every home benefits from modern aesthetics and high-quality finishes, to provide comfortable, sustainable living.

The **Buckwheat** house type is a well-proportioned, family-friendly 3-bedroom home with spacious interiors, ideal for contemporary living. It boasts open-plan living spaces, and high-quality finishes.

The 2-bedroom **Avocado** house type offers a stylish and compact layout, perfect for first-time buyers or smaller families. These homes provide practical living spaces with modern amenities, ensuring comfort and functionality.

Located in the heart of Yorkshire, Iris benefits from excellent transport links, local amenities, and a vibrant, growing community atmosphere.







We provide affordable, good-quality homes for those who serve our country and communities, in collaboration with our housebuilder partners.

We believe that public service workers deserve to be given highest priority when searching for a safe, energy-efficient home, to buy or rent, in a place that they want to live.

To support our mission, our shared ownership properties are offered exclusively for sale to public service workers for the first month of marketing.





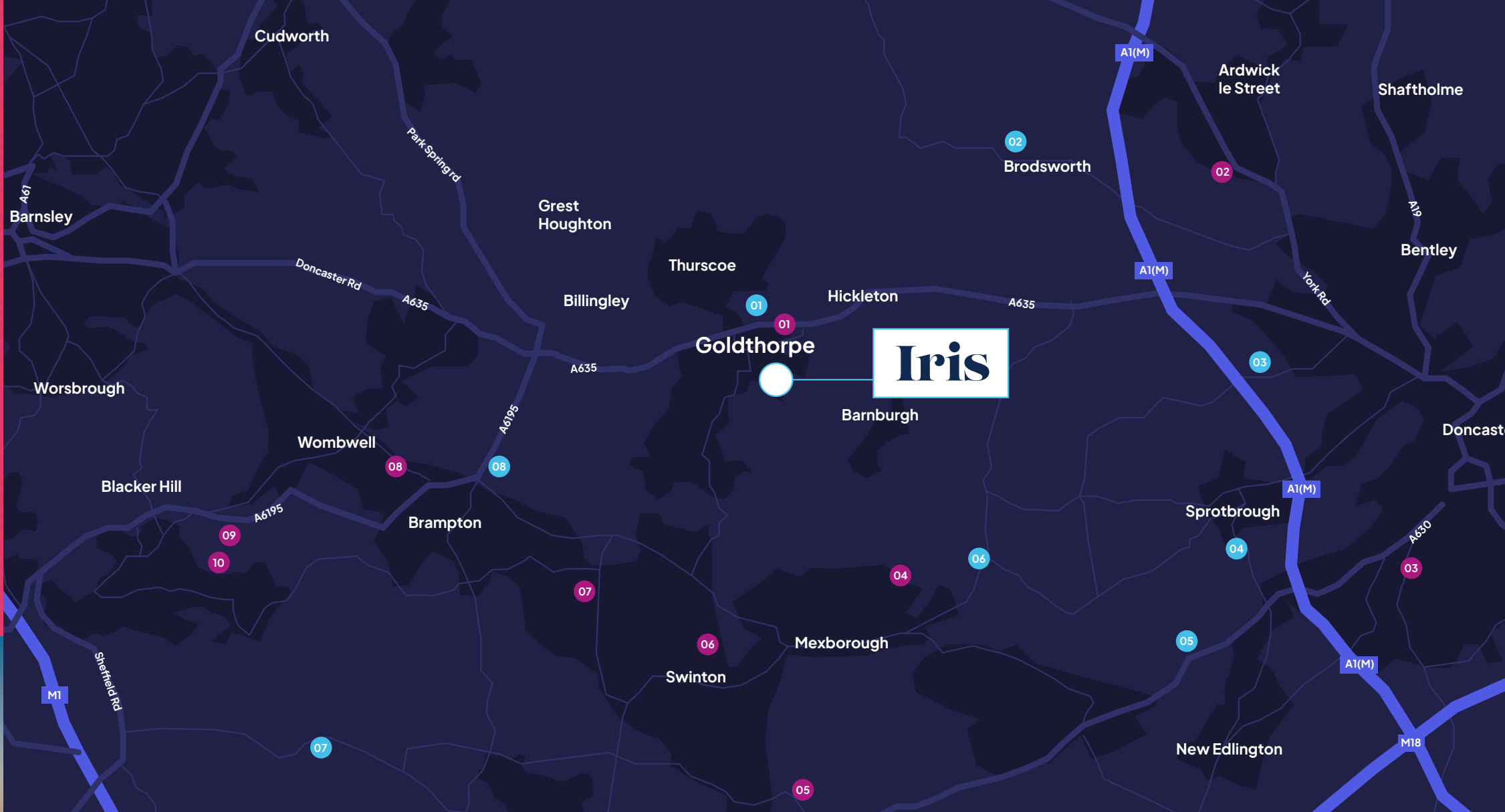
# Location

Iris is nestled in the charming village of Goldthorpe, South Yorkshire. This location offers a perfect balance of rural tranquility and urban connectivity.

Goldthorpe boasts a strong sense of community, while still providing easy access to nearby towns and cities via excellent transport links, including the A1(M) and M1 motorways, as well as nearby train stations.

Residents benefit from local amenities, including schools, shops, and leisure facilities, making it a desirable spot for families and professionals alike

Iris, Barnburgh Lane, Goldthorpe, Yorkshire, S63 9FL



## LEISURE

- 01 Phoenix Park Thurnscoe
- 02 Brodsworth hall & Gardens
- 03 Cusworth Hall Museum
- 04 Sprotbrough Flash
- 05 Conisbrough Castle
- 06 Denaby Ings Nature Reserve
- 07 Wentworth Woodhouse
- 08 RSPB Dearne Valley – Old Moor

## SCHOOLS

- 01 Goldthorpe Primary School
- 02 Outwood Primary Academy
- 03 Woodfield Primary School
- 04 Windhill Primary School
- 05 Kilnhurst Primary School
- 06 Swinton Primary School
- 07 Wath Central Primary School
- 08 Wombwell Park Street Primary
- 09 Jump Primary School
- 10 Greenfield Primary School





# Site Plan



# Availability

Plot No	BEDROOMS	HOUSE TYPE	SQ.FT
92	3	Buckwheat	854
93	2	Avocado	757
75	2	Avocado	757
71	2	Avocado	757
72	2	Avocado	757



# Buckwheat Floor Plan

Ground Floor Plan  
Approx 44m² / 473 sq ft

First Floor Plan  
Approx 40m² / 430 sq ft

Total Area  
Approx 79m² / 854 sq ft





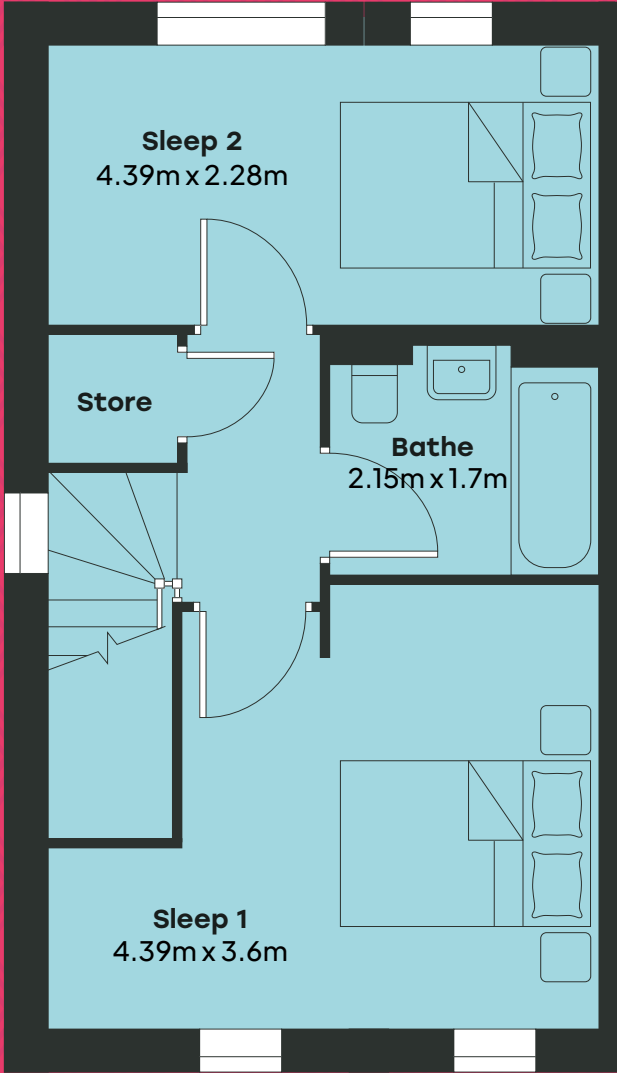
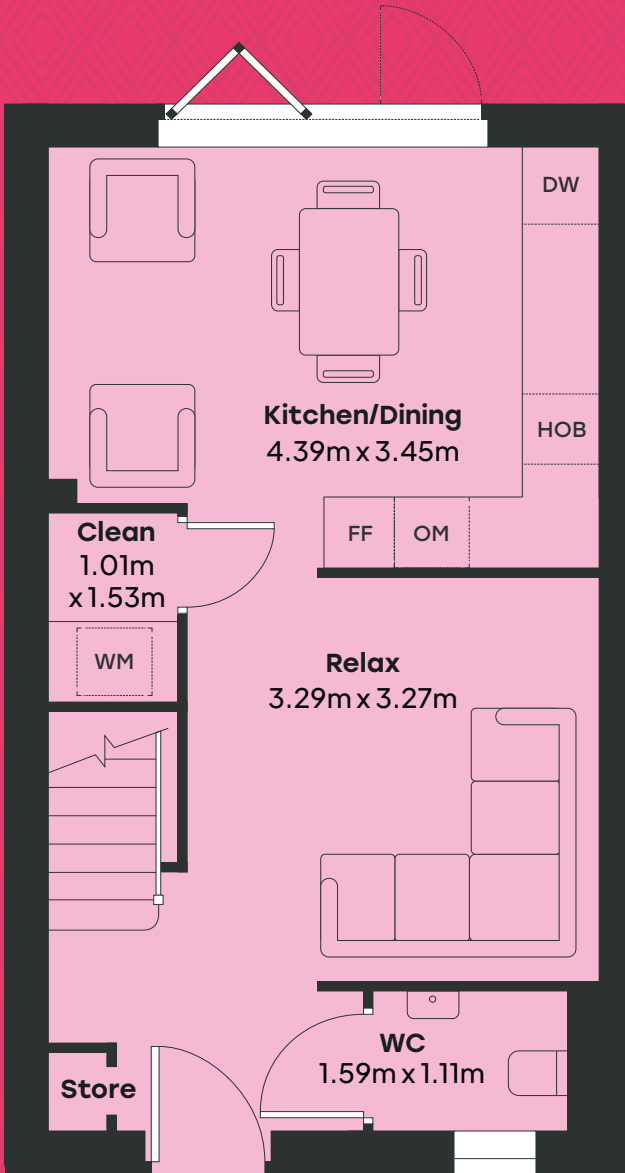
# Avocado Floor Plan

Ground Floor Plan  
Approx 44m<sup>2</sup> / 473 sq ft

First Floor Plan  
Approx 40m<sup>2</sup> / 430 sq ft

Total Area  
Approx 70m<sup>2</sup> / 757 sq ft

Please note the OM,FF,DW,WM are to highlight the space, these items do not come with the kitchen





# Specification

## GENERAL

- Vicaima hollow core 6 panel doors with polished chrome handles
- White emulsion paint finish to walls
- General woodwork with white gloss finish
- Outside tap
- Electric socket to rear
- White radiator space heating with 2 zone heating controls
- 1.8m Fencing/gates

## EXTERNAL

- Rear doors in anthracite grey to external, white to internal
- Contemporary style front door with long bar handle
- House number plate
- UPVC double glazed windows in anthracite grey to external, white to internal
- UPVC soffits and fascia in anthracite grey
- Turfed front and rear gardens
- Meter boxes paint finished in anthracite grey

## ENVIRONMENTAL / ENERGY SAVING

- Smoke, heat and carbon monoxide detectors fitted as standard
- EV car charging point
- Solar panels
- Ideal combination gas boiler
- Controlled energy efficient mechanical ventilation extract fans

## KITCHENS

- Glass splash backs
- Washing machine space including plumbing & electrics
- Flooring
- Stainless steel 1.5 bowl sink
- Lever mixer tap
- Oven, Hob & Extractor

## BATHROOMS

- Bath with chrome VADO thermostatic shower controls
- Ceramic wall tiles with full height tiling to 3 walls
- Contemporary WC with soft close seat and lid
- Chrome towel rail
- Glass shower screen
- Flooring

## WCS

- Contemporary WC with soft close seat and lid
- Chrome towel rail



# Iris, Goldthorpe

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