



7 The Cherries Humberston, North East Lincolnshire DN36 4BQ

Situated on the award winning Par 3 development designed by Jonathan Hendry and constructed by Cyden Homes is No. 7 The Cherries. Ideal for the modern family with spacious light and airy accommodation which includes high ceilings, underfloor heating to the ground floor and Origin double glazed windows and doors throughout. The accommodation includes Impressive double height entrance hall, cloaks/wc, study, excellent sized lounge which opens into the fabulous living dining kitchen, utility room. To the first floor there is a L shaped landing, four double bedrooms all with fitted wardrobes and two with en suite shower rooms plus a family bathroom/wc. Gas central heating system. The iconic double garage with the studio above. Enclosed gardens including a built in hot tub and covered veranda. NO FORWARD CHAIN.

£559,950

- STUNNING CONTEMPORARY STYLED FAMILY HOME
- STUDY & LOUNGE
- LIVING DINING KITCHEN & UTILITY ROOM
- FOUR BEDROOMS ALL WITH FITTED WARDROBES
- TWO EN SUITES & FAMILY BATHROOM
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- DOUBLE GARAGE WITH STUDIO ABOVE
- ENCLOSED GARDENS
- AWARD WINNING DEVELOPMENT



ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

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WENTWORTH



ENTRANCE HALL

Approached via a large Origin door, this double height entrance hall has a large double glazed window above. Tiled floor with underfloor heating. The striking pendant chandelier is included in the sale.



CLOAKS/WC

Fitted with a vanity unit including a concealed wc and a semi recessed sink. Tiled floor with underfloor heating. Inset spot lights and extractor fan. Fitted coat hooks.

STUDY

74" x 8'0" (2.25 x 2.45)

Double glazed window. Underfloor heating.



LOUNGE

22'6" x 16'2" (6.87 x 4.95)

With access from the entrance hall and into the dining area via double doors this excellent sized family lounge has a double glazed window to the front elevation plus full length double glazed bi folds which leads out on to the rear veranda. Limestone fireplace inset with a black wood burning stove.



LOUNGE

Additional photo



LIVING DINING KITCHEN

30'4" x 9'5" extending to 14'11" (9.25 x 2.88 extending to 4.57)

This space is ideal for the modern family has again has a tiled floor throughout with underfloor heating and full length bi folding doors opening onto the rear veranda. The kitchen area is fitted with a range of grey base units incorporating an integrated dishwasher and a five ring gas hob with an extractor fan, the stainless steel sink unit is set within an oak work surface. Behind this range of units is a striking tiled accent wall. To complete the kitchen there is a floor to ceiling bank of cupboards which includes an integrated fridge/freezer together with a built in wine cooler, an electric oven and grill and a matching island unit again finished with an oak work top which also is a useful breakfast bar area.



LIVING DINING KITCHEN

Additional photo



LIVING DINING KITCHEN

Additional photo



LIVING DINING KITCHEN

Additional photo



LIVING DINING KITCHEN

Additional photo



KITCHEN AREA



DINING AREA



BREAKFAST BAR AREA



UTILITY ROOM

8'1" x 9'3" (2.48 x 2.84)

Fitted with a range of modern units having oak effect work surfaces with space beneath for washing machine. The gas fired boiler is located in a matching cupboard. Tiled floor with underfloor heating. Double glazed window and door.



FIRST FLOOR

LANDING

This spacious L shaped entrance hall has a large double glazed window, radiator, a fitted airing cupboard and a second cupboard housing the hot water cylinder.



BEDROOM 1

13'6" x 11'4" (4.14 x 3.46)

This lovely master bedroom has a double opening double glazed window to the rear elevation having a glass safety screen, radiator and a range of white fitted wardrobes.



BEDROOM 1

Additional photo



EN SUITE

10'11" x 4'11" (3.33 x 1.50)

Fitted with a walk in shower area having sliding door to the front, fully tiled walls and a dual shower head and an excellent white vanity unit comprising a concealed wc and a semi recessed sink with useful storage cupboards. Above the sink is a mirrored fronted medicine cabinet. Vinyl floor. Heated towel rail Double glazed window. Extractor fan. Inset spot lights to ceiling.



BEDROOM 2

10'3" x 12'8" (3.13 x 3.87)

Again fitted with a bank of fitted wardrobes, radiator and double glazed full length windows having a glass safety screen.



BEDROOM 2

Additional photo



EN SUITE

10'11" x 4'11" (3.33 x 1.50)

Fitted with a tiled walk in shower cubicle having a sliding door to the front and a white vanity unit including a concealed wc and a semi recessed sink having useful storage cupboards above. Vinyl flooring. Double glazed window. Heated towel rail. Inset spot lights to ceiling.



BEDROOM 3

10'10" x 12'2" (3.32 x 3.71)

Double glazed windows having a glass safety screen, radiator and a bank of fitted wardrobes.



BEDROOM 3

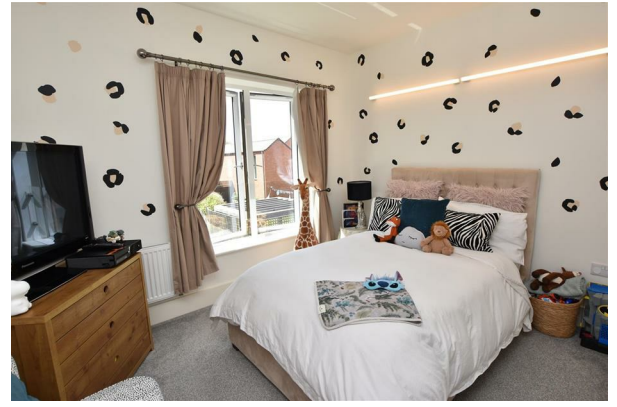
Additional photo



BEDROOM 4

10'10" x 11'2" (3.30m x 3.40m)

Double glazed window having a glass safety screen, radiator and a bank of fitted wardrobes.



BEDROOM 4

Additional photo



FAMILY BATHROOM/WC

9'3" x 7'6" (2.82 x 2.31)

This good sized family bathroom is fitted with a suite in white comprising a panelled bath having a glass screen and shower above plus a white vanity unit comprising a semi recessed sink and a concealed wc. Vinyl flooring. Double glazed window. Heated towel rail. Inset spot lights to ceiling. Extractor fan.



OUTSIDE

DOUBLE GARAGE/STUDIO

This Cyden Homes Iconic double garage/studio is the must for every modern family.

DOUBLE GARAGE

16'0" x 19'1" (4.89 x 5.83)

Electric door to the front plus additional off road parking. Light and power. Entering from the rear garden through a security door up a flight of stairs to the:-



FIRST FLOOR STUDIO

19'2" x 17'4" (5.86 x 5.30)

Light and power. Access to roof space. Double glazed window. This excellent additional area to this family home has sloping ceilings and could be used as a playroom, home office or a craft studio.



THE GARDENS

The property is positioned length ways on the plot which is enclosed by high brick walls and substantial fencing. The gardens are mainly lawned and includes a superb paved patio area ideal for outside entertaining and included in the sale is the fabulous hot tub. In addition there is a timber garden shed and a small vegetable garden. This property are previously mentioned has a covered veranda which provides shade during the summer months. Pedestrian gate leads onto the driveway.



THE GARDENS

Additional photo



REAR ELEVATION PHOTO



SIDE GARDEN



ENTERTAINING AREA



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 development management fee for maintenance of the common area which is at present £200 per annum, this may change in the future.

VIEWING ARRANGEMENTS

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

OPENING TIMES

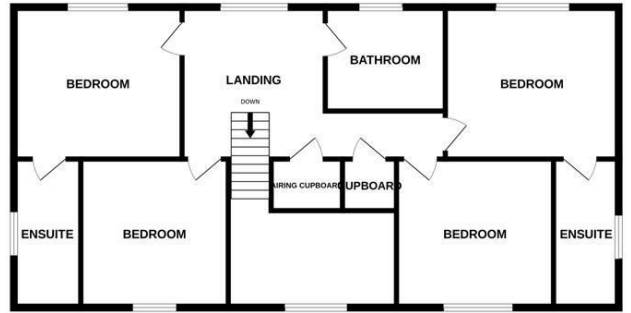
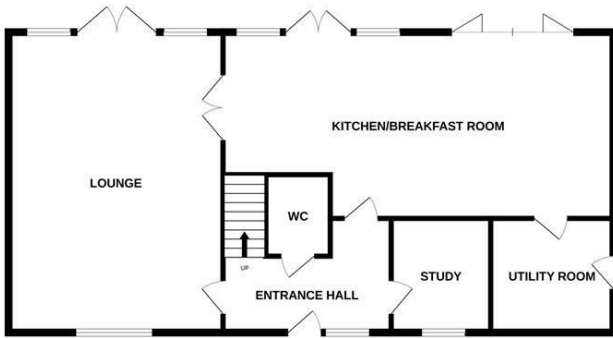
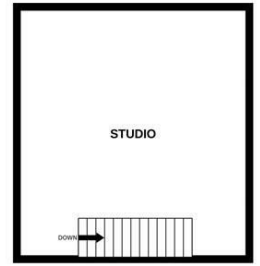
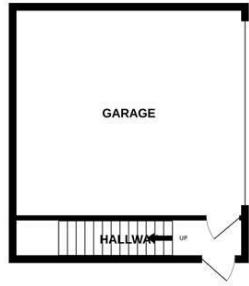
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

COUNCIL TAX BAND

Council Tax Band - F

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	92
(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.