

P R E S T I G I O U S N E W H O M E S

THE HAWTHORNS, HEMINGFIELD, BARNSELY S73 0FN



THE BLACKTHORN

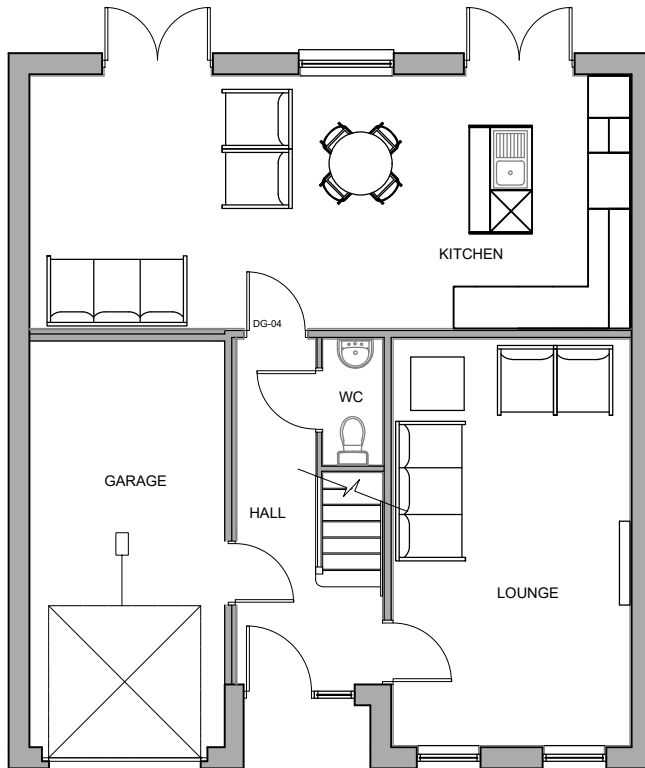
FOR ALL ENQUIRIES CONTACT - SORBYS

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THE BLACKTHORN - PLOT 5 & 7

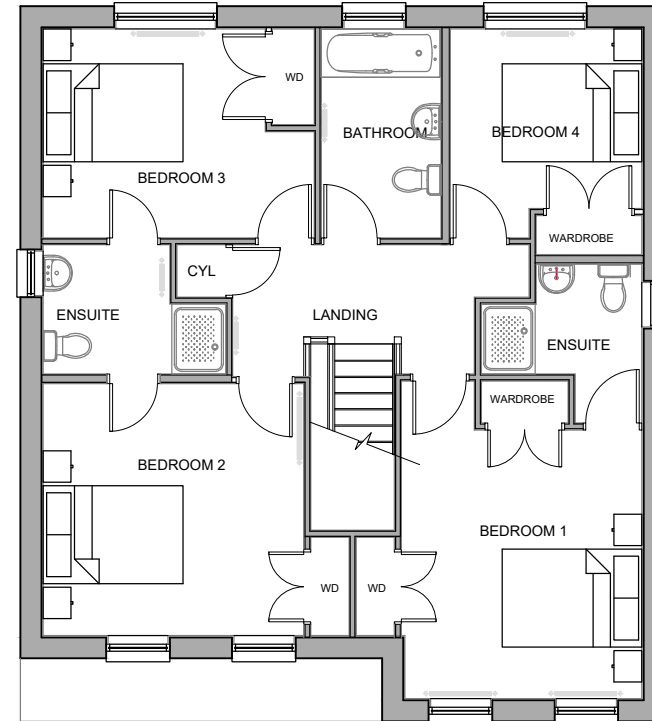
GENERAL DETAILS AND SPECIFICATIONS



GROUND FLOOR PLAN

Approximate Room Dimensions

ROOM	METER (Metric)	FEET & INCHES (Imperial)
Lounge	5.8 x 3.3	19'0" x 10'8"
Kitchen/Dining/ Family Room	8.5 x 3.6	27'8" x 11'8"
Garage	5.8 x 2.7	19'0" x 8'8"



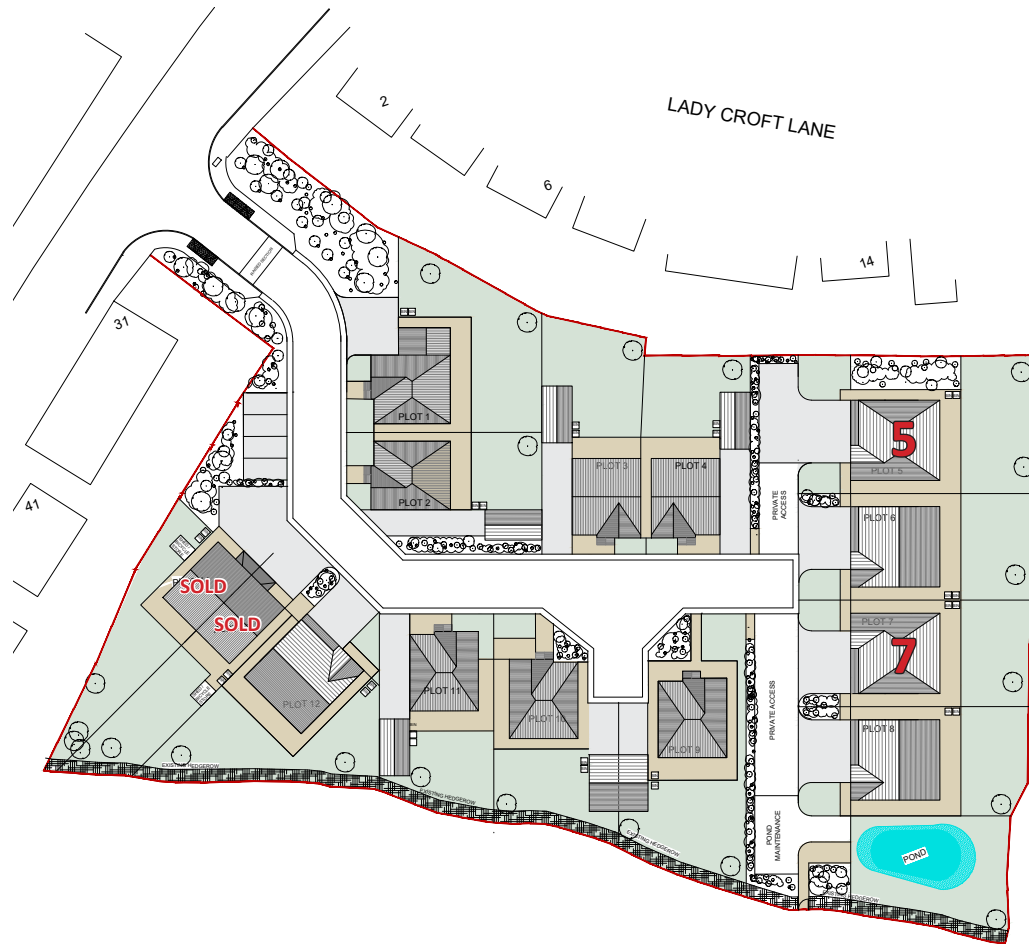
FIRST FLOOR PLAN

Approximate Room Dimensions

ROOM	METER (Metric)	FEET & INCHES (Imperial)
Bedroom 1	3.8 x 3.4	12'4" x 11'1"
En-suite	2.3 x 2.2	7'5" x 7'2"
Bedroom 2	3.7 x 3.6	12'1" x 11'8"
En-suite	2.6 x 1.8	8'5" x 5'9"
Bedroom 3	3.8 x 2.9	27'4" x 9'5"
Bedroom 4	2.7 x 2.5	8'8" x 8'2"
Family Bathroom	2.9 x 1.7	9'5" x 5'5"

THE HAWTHORNS - PROPOSED SITE LAYOUT PLAN

GENERAL DETAILS AND SPECIFICATIONS



HIGH SPECIFICATION 3 & 4 BEDROOMED PROPERTIES

WINDOWS AND DOORS

WHITE UPVC DOUBLE GLAZED WINDOWS, FRENCH DOORS, MATCHING FACIAS AND SOFFITS. FRONT ENTRANCE DOOR TO BE COMPOSITE.

DRIVEWAYS

TARMACADAM DRIVEWAY WITH PAVED PATHS.

GARAGES

SINGLE GARAGE WITH UP & OVER DOOR, LIGHT, POWER SUPPLY, EV CHARGER AND BIKE RACK.

HEATING

ENERGY EFFICIENT GAS CONDENSING BOILER WITH TWO TEMPERATURE ZONES, PROGRAMMER AND THERMOSTATIC RADIATOR VALVES, FULLY PRESSURISED HOT WATER SYSTEM, UNDERFLOOR HEATING TO GROUND FLOOR.

ELECTRICAL

RECESSED DOWN LIGHTERS TO HALL, KITCHEN AND BATHROOMS. UNDER UNIT AND PLINTH LIGHTING TO KITCHENS. TELEVISION/SKY POINTS TO LOUNGE, AND BEDROOMS. TELEPHONE POINTS TO HALL AND BEDROOM 1.

KITCHEN

CHOICE OF UNITS AND WORKTOPS SUPPLIED BY THE DEVELOPER, SUBJECT TO EARLY RESERVATION. INTEGRATED APPLIANCES TO INCLUDE FRIDGE FREEZER, OVEN, HOB, EXTRACTOR AND DISHWASHER.

BATHROOM AND ENSUITE

WHITE CONTEMPORARY SANITARY WARE WITH CHROME TAPS AND CHROME TOWEL RAILS.

TILING

CHOICE OF TILES FROM PORCELANOSA DEVELOPER RANGE, SUBJECT TO EARLY RESERVATION. BATHROOMS AND ENSUITES TO HAVE FULL TILING TO SANITARY WARE WALLS.

SECURITY

COMPOSITE ENTRANCE DOOR WITH 'SECURE BY DESIGN' LOCKS ON ALL EXTERNAL DOORS. ALARM SYSTEM INCLUDED.

INTERNAL WOODWORK

INTERNAL WOODWORK IN WHITE GLOSS FINISH, INTERNAL DOORS WITH SATIN CHROME DOOR FURNITURE.

DECOR

LIGHT GREY PAINTED SMOOTH SKIMMED WALLS AND WHITE PLAIN SKIMMED CEILINGS.

EXTERNAL

FRONT AND REAR GARDENS TO BE TURFED, WITH PATIO AND 1.8 METER PERIMETER BOUNDARY FENCE.

GUARANTEE

10 YEAR PREMIER GUARANTEE: BUILDING GUARANTEE. (THE ABOVE SPECIFICATION MAY BE SUBJECT TO CHANGE. FURTHER OPTIONS AVAILABLE, PLEASE CONSULT WITH THE SELLING AGENT).

DIRECTIONS TO DEVELOPMENT

SAT NAT : PLEASE USE POSTCODE S73 0PU

THE DEVELOPMENT SITE IS OFF CEMETERY ROAD, HEMINGFIELD, BARNSELY.

OFFER PROCEDURE - Before contacting a Building Society, Bank or Solicitor you should make your offer to Eton Homes Yorkshire Ltd., as any delay may result in a sale being agreed with another purchaser, incurring unnecessary costs. Under the Estate Agency Act 1991 you will be required to provide financial information to enable us to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in accordance with **Money Laundering** Regulations.

PROPERTY DETAILS - While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. The measurements provided in our details and floor plans are approximate sizes and can not be relied upon. Bedroom dimensions exclude built-in wardrobes where applicable. Kitchen dimensions include units and bathroom / en-suite dimensions include sanitary ware. These particulars are issued in good faith, but do not constitute representations of fact or form part of any offer or contract. Any specifications may be subject to change. EPC grading is predicted and may change on completion. Customer extras subject to reservation, additional up-front cost and build stage.

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