ARK PROPERTY

Plot 7 The Swan Cherry Trees, Gosberton, PE11 4NU £550,000

CHERRY TREES
GOSBERTON

- THE SWAN
- FIVE BEDROOMS
- INTEGRATED APPLIANCES
- INTEGRAL DOUBLE GARAGE
- DOUBLE GARAGE
- 10 YEAR WARRANTY

Welcome to Cherry Trees - A unique development by Emerald Homes, offering an exclusive collection of high-specification properties in the village of Gosberton, located in the heart of South Holland.

Specifically designed and built to create a rural cul-de-sac, these homes provide the perfect blend of modern luxury and village charm. Ideally positioned just 6 miles north of Spalding, the development benefits from excellent transport links via the A152 and B1397. Nearby amenities include the local primary school, medical centre and other village conveniences, enhancing its appeal. This select development combines a peaceful rural atmosphere with convenient access to surrounding towns, making it an ideal choice for those seeking a high-quality lifestyle in a beautiful setting. Each home is thoughtfully designed to the highest standards, offering an exceptional place to call home.

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Tel: 01775 766888
6 New Road, Spalding, Lincolnshire PE11 1DQ

The Swan

Plot 7 The Swan is an impressive five-bedroom property designed for luxurious living. This spacious property welcomes you with a hallway that flows seamlessly into the lounge and study. The heart of the home is the modern kitchen-breakfast room, complete with a handy utility area for added convenience. Upstairs, you'll find five beautifully appointed bedrooms, including two with en-suites, complemented by a stylish family bathroom. An integral double garage adds both practicality and curb appeal, making The Swan the perfect blend of elegance and functionality.

Entrance Hall 18'0" x 9'3" (5.5m x 2.84m)

Lounge 19'7" x 14'2" (5.99m x 4.33m)

Study 9'0" x 8'2" (2.75m x 2.50m)

Kitchen Diner 22'8" x 12'10" (6.91m x 3.92m)

Utility Room 5'7" x 10'5" (1.71m x 3.20m)

Cloakroom 3'7" x 8'2" (1.10m x 2.51m)

First Floor Landing 11'5" x 9'9" (3.50m x 2.98m)

Bedroom 1 12'8" x 15'2" (3.87m x 4.63m)

En-suite 6'7" x 9'1" (2.01m x 2.77m)

Bedroom 2 18'0" x 11'9" (5.50m x 3.59m)

En-suite 10'5" x 5'0" (3.20m x 1.54m)

Bedroom 3 15'7" x 9'9" (4.75m x 2.98m)

Bedroom 4 15'3" x 9'1" (4.66m x 2.77m)

Bedroom 5 10'8" x 11'6" (3.27m x 3.51m)

Bathroom 8'7" x 9'1" (2.62m x 2.77m)

Driveway and Integral Double Garage

Property Postcode

For location purposes the postcode of this property is: PE11 4NU

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically. Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute. These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Cherry Trees Management Company

This property benefits from the presence of a Management Company responsible for the upkeep and maintenance of the estate's communal areas. This ensures the estate remains maintained and attractive for all residents. Annual charge £395 per annum.

Cherry Trees Reservation Procedure

There is a £1000 Reservation fee which goes towards the final purchase.

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy. If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Verified Material Information

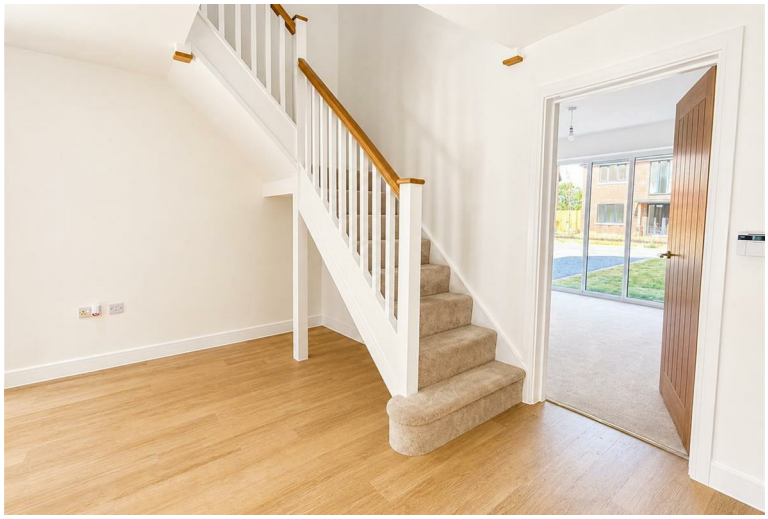
Tenure: Freehold
Council tax band: TBC
Annual charge: Management company £395 pa
Property construction: Brick Built
Electricity supply: Mains
Solar Panels: Yes
Other electricity sources: No
Water supply: Anglian Water
Sewerage: Mains
Heating: Gas central heating
Heating features: No
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.
Mobile coverage: As stated by Ofcom, Indoor - EE is Limited over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.
Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over and Data.

Parking: Driveway and Integral Garage
Building safety issues: No
Restrictions: No
Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.
Coastal erosion risk: No
Planning permission: No
Accessibility and adaptations: No
Coalfield or mining area: No
Energy Performance rating: TBC

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.



Floor Plan

The Swan

Emerald Homes are a local developer established in 2019, providing the housing market with market leading **new build developments** in the east of England.

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