



AURELLE

UPPERTHORPE ROAD
KILLAMARSH
SHEFFIELD
DERBYSHIRE
S21 1EJ

2 & 3 BEDROOM
SHARED OWNERSHIP
HOMES

The Best of Town, City and Country

A fantastic opportunity to purchase a brand-new home at Aurelle, a beautiful new development by Homes by Honey, in Killamarsh.

Whether you're looking to take your first step onto the property ladder or simply want the benefits of owning a modern, energy-efficient new home, shared ownership at Aurelle could make your move more achievable.

Set within a growing community surrounded by green open space and beautiful countryside, Aurelle offers the perfect balance between village living and excellent connections to Sheffield, Rotherham and beyond.

Modern living, made easier

These thoughtfully designed new homes have been created for contemporary lifestyles, with bright and welcoming interiors and well-planned living spaces.

The properties features include electric car charging points, solar PV panels and energy-efficient heating, lighting and windows. Designed with both comfort and efficiency in mind, helping you enjoy modern living while keeping an eye on energy use and household running costs.

A home you can make your own

Imagine opening the doors onto your garden on a summer morning, entertaining friends, or simply relaxing at the end of the day in a home that's brand new and ready for you to make your own. With a range of thoughtfully designed house types available across Aurelle, there is the opportunity to find a home that suits your lifestyle and your future.

Shared ownership – a more affordable way to buy

Shared ownership gives eligible purchasers the opportunity to buy a share of their new home and pay rent on the remaining share. This can mean a smaller mortgage and potentially a lower deposit requirement than purchasing the entire property outright. As your circumstances change, you may also be able to purchase additional shares in your home, subject to the terms of the shared ownership lease.



Your new home could start here

With a limited number of shared ownership homes available at Aurelle, this is an exciting opportunity to own a brand new property in Killamarsh.

If you've been waiting for the right opportunity to get onto the property ladder, discover what shared ownership at Aurelle could offer you.

Register your interest today at **www.auxesiahomes.co.uk** to find out more about available homes, eligibility, purchase shares and anticipated availability.

SPECIFICATION

Kitchen

- Integrated single oven, 4 burner gas or electric hob and extractor hood
- Glass splash back on wall behind hob
- Washing machine space including plumbing and electrics
- Worktop 38mm or thicker
- Upstand or wall tiling 450mm above worktops
- Downlighters
- Flooring
- Boiler to be housed in wall unit (if located in kitchen area)

Bathroom & Downstairs WC

- Chrome towel rail radiator to bathroom
- Downlighters
- Thermostatic shower over bath with glazed shower screen (only required if no shower in ensuite)
- Wall tiling to bathroom to be full height 3 x walls around bath (only applicable if over bath shower fitted) and splashback to basin
- Flooring bathroom and WC (and ensuite where applicable)

Interior Finishes

- White emulsion paint to ceilings and walls and white gloss to woodwork
- Digital TV aerial to living area
- BT Openreach telephone point (or similar)
- Fire safety alarms – smoke alarm (one per floor), CO2 alarm and heat alarm
- Gas fired central heating (standard 'A' rated boiler)

External Finishes

- Windows double glazed uPVC (all windows to have restrictors on subject to building regulation approval)
- Front door composite/uPVC with numerals
- Front garden turfed and landscaped where applicable
- Rear garden turfed
- Fencing 1.8m timber screen where applicable
- Rear lockable gate
- Two car parking spaces per plot
- Front external light
- Outside tap to rear
- Electric socket to rear





Enjoy the best of Killamarsh

This picturesque village has a real community spirit – and perfectly blends historic charm with modern convenience. Offering a range of local shops and pubs to choose from. Nearby supermarkets, schools, leisure facilities, and excellent transport links further add to the simplicity of your new lifestyle.

You could soon be living on the edge of it all, in a cutting-edge, sustainable new home. With plenty to keep you entertained locally too. Enjoy shopping, dining out or a few drinks with friends? Head to Sheffield (11 miles). There are big-brand stores, boutiques restaurants, bars and cafés to suit all tastes.

Rother Valley Country Park is less than two miles away, providing a fantastic setting for walks, cycling and outdoor activities. There are also a range of local amenities, shops and restaurants close by.

For commuters, the M1 is approximately four miles away, providing convenient connections towards Sheffield, Rotherham, Chesterfield and beyond. Sheffield is less than 10 miles away

It's a location that gives you the freedom to enjoy the countryside while remaining well connected to the places you need to reach.



Ground Floor



First Floor



3 bedroom home Plots 192, 193, 194, 305 & 306

GROUND FLOOR

KITCHEN	5.10m x 3.40m	16'9" x 11'2"
LIVING	2.65m x 4.65m	8'8" x 15'3"
WC	1.10m x 1.90m	3'7" x 6'3"

FIRST FLOOR

BEDROOM 1	3.95m x 2.90m	13'0" x 9'6"
BEDROOM 2	4.10m x 2.90m	13'5" x 9'6"
BEDROOM 3	2.95m x 2.50m	9'8" x 8'2"
BATHROOM	2.10m x 1.90m	6'11" x 6'3"

2 bedroom home Plot 191

GROUND FLOOR

KITCHEN/DINING/LIVING	5.12m x 3.68m	16'10" x 12'1"
LIVING/STUDY/OFFICE	4.89m x 3.21m	16'1" x 10'6"
WC	1.81m x 1.32m	5'11" x 4'4"

FIRST FLOOR

BEDROOM 1	4.89m x 3.48m	16'1" x 11'5"
BEDROOM 2	4.84m x 2.64m	15'11" x 8'8"
BATHROOM	1.90m x 1.90m	6'3" x 6'3"

Ground Floor



First Floor





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Important Information:

The items shown on this floorplan are for illustrative purposes only and may be subject to change. Layouts, dimensions, and positions of fixtures may vary from those indicated. Please speak to a Sales Advisor for specific details relating to your chosen plot. Furniture layouts are indicative and not to scale. Items shown are not included in the sale.

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