



Plot 8 The Heron Cherry Trees, Boston Road, PE11 4NU £259,995



CHERRY TREES

GOSBERTON

- NEW BUILD
- SEMI DETACHED
- THREE BEDROOMS
- EN-SUITE
- KITCHEN & UTILITY
- 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.



The Heron

Plot 8, The Heron comprises of entrance hallway, lounge, cloakroom, kitchen diner, utility room with door to rear garden. The first floor offers three bedrooms with en-suite to bedroom one and family bathroom. Enclosed rear gardens and single garage

Entrance Hall 6'4" x 5'1" (1.95m x 1.56m)

Cloakroom 5'1" x 3'4" (1.56m x 1.03m)

Lounge 17'11" x 10'4" (5.47m x 3.15m)

Kitchen/Diner 8'4" x 17'11" (2.55m x 5.47m)

Utility 6'8" x 5'3" (2.04m x 1.62m)

Landing 9'6" x 7'1" (2.92m x 2.17m)

Bedroom 1 9'11" x 10'6" (3.03m x 3.22m)

En-suite 5'0" x 5'1" (1.53m x 1.55m)

Bedroom 2 10'11" x 10'4" (3.35m x 3.17m)

Bedroom 3 8'9" x 7'1" (2.69m x 2.17m)

Bathroom 6'7" x 7'0" (2.03m x 2.14m)

Driveway and Single Garage

Property Postcode

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

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.

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.

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 the images shown are CGI's (computer generated Imagery) and for illustration purposes only

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service

with no obligation. We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

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 single garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: No

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 Heron



Total area: 932 sq ft



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

6 New Road, Spalding, Lincolnshire, PE11 1DQ Tel: 01775 766888 Email: info@arkpropertycentre.co.uk www.arkpropertycentre.co.uk

These particulars, whilst believed to be accurate are set out as a 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.