



Home 23 Cherry Trees, Gosberton, PE11 4NU £399,995



CHERRY TREES
GOSBERTON

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

Now released – four brand-new luxury bungalows, thoughtfully designed to provide stylish, single-storey living with the same exceptional quality and specification found throughout the development. Perfect for those seeking contemporary comfort in a peaceful village setting.

Specifically designed and built to create a rural cul-de-sac, Cherry Trees provides 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 families, professionals, downsizers and retirees alike. Each home is thoughtfully designed and built to the highest standards, offering an exceptional place to call home.

- NEW BUILD
- THREE BEDROOMS
- BUNGALOW
- UTILITY & ENSUITE
- DOUBLE GARAGE
- 10 YEAR WARRANTY



Entrance Hall 14'11" x 19'4" (4.56m x 5.90m)

Entrance door.

Open Plan Lounge 10'5" x 20'0" (3.19m x 6.10m)

Window and French doors to rear.

Kitchen 15'3" x 12'5" (4.66m x 3.79m)

Window to side. Sink unit with drainer and tap. Built in appliances.

Utility Room 7'6" x 12'5" (2.29m x 3.79m)

Door and window to side. Sink unit with drainer and tap. Space for washing machine. Door to garage.

Bedroom 1 10'5" x 11'9" (3.19m x 3.59m)

Window to rear.

En-suite 6'5" x 6'6" (1.97m x 2.00m)

Window to side. Shower cubicle. Wash hand basin. Toilet. Heated towel rail.

Bedroom 2 10'5" x 12'1" (3.18m x 3.70m)

Window to front.

Bedroom 3 10'5" x 8'8" (3.18m x 2.66m)

Window to front.

Bathroom 8'2" x 6'6" (2.50m x 2.00m)

Window to side. Panelled bath with shower over. Wash hand basin. Toilet. Heated towel rail.

Double Garage 19'9" x 18'4" (6.04m x 5.59m)

Vehicular door to side. Two windows to front. Pedestrian door. Power and light connected.

Images

Please note that all images used are CGI (computer generated images) and they are for illustration purposes only.

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.

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 Double Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - very 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: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No
Coalfield or mining area: No
Energy Performance rating: TBC

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 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.

Referral & Fee Disclosure

We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them,

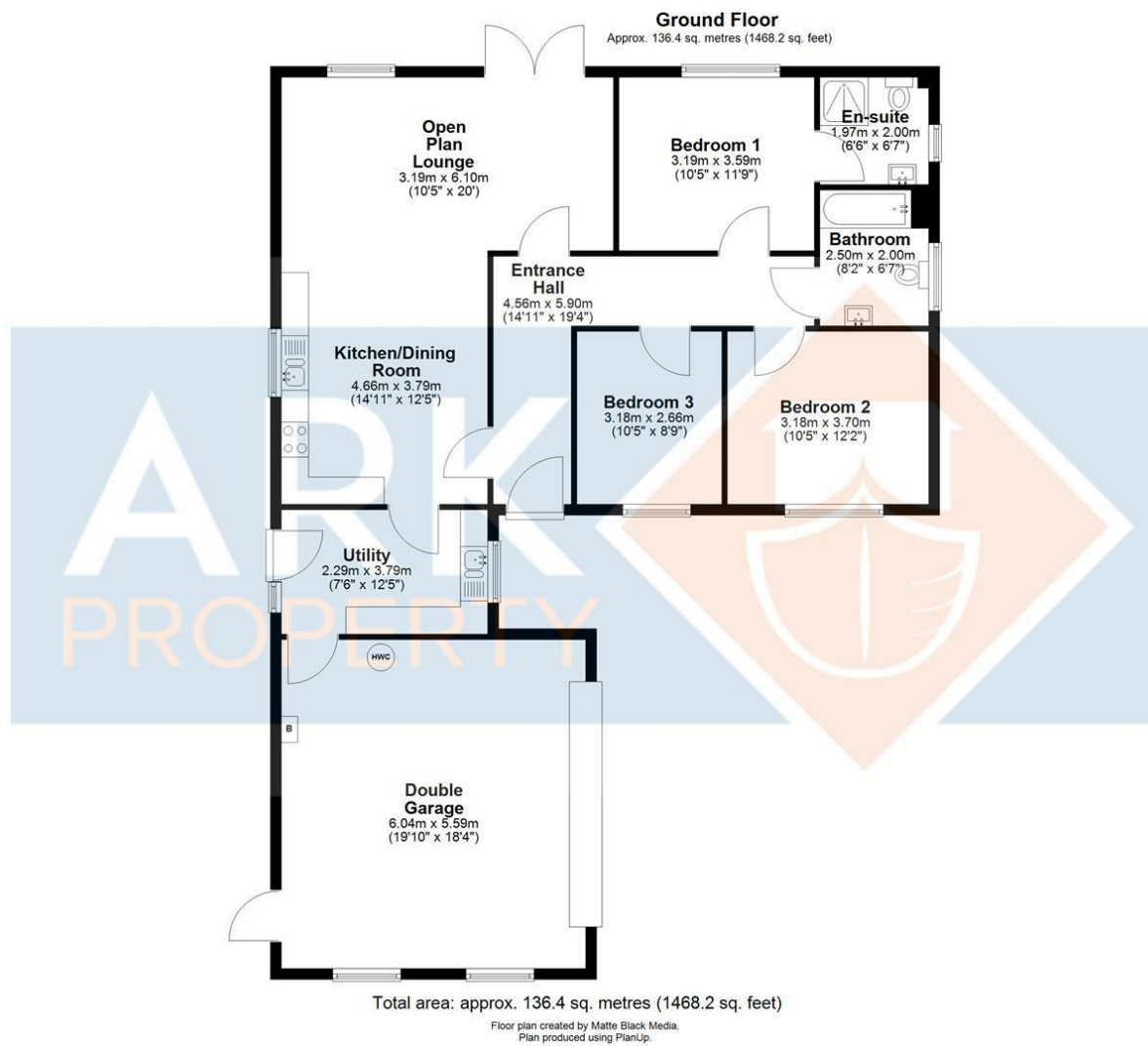
they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

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



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

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