



# Plot 19 The Raven Cherry Trees, Gosberton, PE11 4NU £510,000



- THE RAVEN
- FIVE BEDROOMS
- LOUNGE & STUDY
- TWO ENSUITES & BATHROOM
- 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.



#### **The Raven**

Plot 19 The Raven 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 Raven the perfect blend of elegance and functionality.

Entrance Hall 20'2" x 11'8" (6.17m x 3.56m)

Lounge 20'2" x 13'0" (6.17m x 3.98m)

Study 11'8" x 11'8" (3.58m x 3.56m)

Kitchen Diner 18'9" x 16'9" (5.74m x 5.12m)

Utility Room 11'8" x 8'3" (3.58m x 2.54m)

Cloakroom 3'8" x 5'6" (1.12m x 1.68m)

First Floor Landing 16'3" x 7'4" (4.96m x 2.26m)

Bedroom 1 13'0" x 13'4" (3.98m x 4.07m)

En-suite 6'7" x 7'8" (2.02m x 2.36m)

Bedroom 2 16'6" x 11'4" (5.03m x 3.47m)

En-suite 6'5" x 5'6" (1.98m x 1.68m)

Bedroom 3 10'11" x 12'7" (3.33m x 3.86m)

Bedroom 4 10'9" x 9'7" (3.28m x 2.94m)

Bedroom 5 12'7" x 8'10" (3.86m x 2.70m)

Bathroom 7'5" x 12'7" (2.27m x 3.86m)

**Driveway and Double Garage** 

## **Property Postcode**

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

## **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.

#### **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.

#### **Offer Procedure**

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.

## **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 referal 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 Double 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.

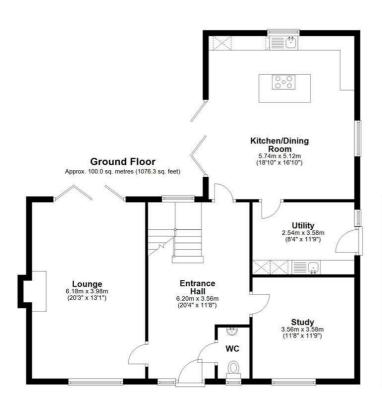






# **Floor Plan**

## The Raven





Total area: approx. 200.1 sq. metres (2153.8 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.



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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