



## Plot 18 The Mallard Cherry Trees, Gosberton, PE11 4NU £485,000



**CHERRY TREES**  
GOSBERTON

- THE MALLARD
- FOUR BEDROOMS
- DOUBLE GARAGE
- EN-SUITE
- UTILITY ROOM
- 10 YEAR WARRANTY

Open Weekend at Cherry Trees, Gosberton – Come View The Mallard!

We're excited to announce that The Mallard — the next stunning home at our exclusive Cherry Trees development in Gosberton — is now complete and ready to view.

Join us for our Open Weekend on Saturday 5th and Sunday 6th July, from 10am to 4pm.

Plot 3, The Mallard, is a beautifully designed four-bedroom home that offers underfloor heating, solar panels, a fully fitted kitchen with integrated appliances, and elegant Quartz worktops. It's the perfect combination of luxury and energy efficiency, and we can't wait to show you around.

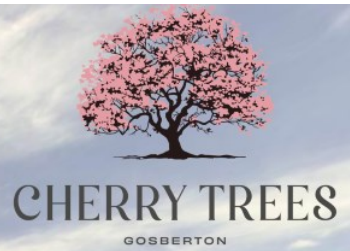
To book your appointment, contact us on 01775 766888 or email [sales@arkpropertycentre.co.uk](mailto:sales@arkpropertycentre.co.uk).

We look forward to welcoming you!





# EMERALD HOMES



## **The Mallard**

Plot 18 is The Mallard which features an open-plan kitchen, snug and dining area—perfect for entertaining guests and enjoying family meals together. And you'll find a versatile dining room that can also serve as a study, along with a separate utility room. Upstairs, there are four spacious bedrooms, including a master suite with an en-suite bathroom and dressing area, plus a family bathroom. Outside there is a large enclosed rear garden, with driveway and double garage to the front.

**Entrance Hall 11'5" x 7'1" (3.5m x 2.17m)**

**Lounge 12'3" x 15'1" (3.74m x 4.60m)**

**Snug 11'3" x 7'10" (3.44m x 2.41m)**

**Kitchen Diner 11'9" x 22'8" (3.59m x 6.93m)**

**Dining Room 10'8" x 12'3" (3.26m x 3.74m)**

**Utility Room 5'9" x 11'3" (1.76m x 3.44m)**

**Cloakroom 3'10" x 7'3" (1.17m x 2.23m)**

**First Floor Landing 10'7" x 13'3" (3.23m x 4.05m)**

**Bedroom 1 14'7" x 9'10" (4.45m x 3.00m)**

**En-suite 7'0" x 7'6" (2.15m x 2.29m)**

**Bedroom 2 13'11" x 10'11" (4.26m x 3.34m)**

**Bedroom 3 12'3" x 11'9" (3.74m x 3.60m)**

**Bedroom 4 12'2" x 8'1" (3.71m x 2.48m)**

**Bathroom 8'2" x 9'10" (2.50m x 3.00m)**

**Driveway and Double 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.

## **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.

## **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 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.  
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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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.



## Floor Plan

### The Mallard



**Total area: 1855 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.

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