



Wentworth The Cherries Humberston, Lincolnshire DN36 4BP

*** HELP TO BUY SCHEME AVAILABLE *** Constructed by CYDEN HOMES - The homes at PAR 3 have been uniquely and individually architect designed by award winning Jonathan Hendry Architect. As part of his design, the homes have bespoke features and hand crafted elements which can only be appreciated by a visit to the FULLY FURNISHED SHOW HOME. The WENTWORTH IS A DETACHED FOUR BEDROOM HOUSE with accommodation including Entrance hall, study, large lounge, fabulous dining kitchen with integrated appliances, both having access onto the rear veranda, utility room, cloaks/wc, family bathroom and two en suite shower rooms. Double garage with Live work Studio .Gas central heating. Double glazing. Security alarm. 10 year warranty. SAMPLE PHOTO OF A SIMILAR PROPERTY ON THE DEVELOPMENT.

£434,950

- VISIT THE FABULOUS SHOW HOME
- DETACHED FAMILY HOUSE
- LOUNGE & STUDY
- DINING KITCHEN
- UTILITY & CLOAKS/WC
- FOUR BEDROOMS
- FAMILY BATHROOM
- DOUBLE GARAGE
- LIVE WORK STUDIO
- HELP TO BUY AVAILABLE



FRONT ELEVATION

SAMPLE PHOTO

ACCOMMODATION

Photographs are for illustration only

MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

Entrance hall

Cloaks/wc 1.9m x 1.5m

Lounge - 6.88m x 4.95m

Dining Kitchen - 9.31m x 4.27m max

Study - 2.46m x 2.25m

Utility Room - 2.86m x 2.46m

LOUNGE

The following photographs are of the fully furnished show home and are purely for reference purposes.



SAMPLE KITCHEN PHOTO



FIRST FLOOR

Landing

Bedroom 1 - 4.14m x 3.47m

En Suite 1 - 3.32m x 1.5m

Bedroom 2 - 3.85m x 3.47m

En Suite 2 - 3.32m x 1.5m

Bedroom 3 - 3.73m x 3.32m

Bedroom 4 - 3.42m x 3.32m

Bathroom/wc - 2.8m x 2.3m

MASTER BEDROOM

SAMPLE PHOTO



BEDROOM

SAMPLE PHOTO



BATHROOM/WC

SAMPLE PHOTO



BATHROOM

SAMPLE PHOTO

BATHROOM

SAMPLE PHOTO

OUTSIDE

Front and rear gardens

REAR ELEVATION

SAMPLE PHOTO OF ANOTHER HOUSE ON THE DEVELOPMENT



DOUBLE GARAGE

This very popular double garage has the added benefit of a fixed staircase leading up to this fabulous work studio.



SITE PLAN



TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. In addition there will be a management company set up for the common areas. Confirmation / verification has been requested. Please consult us for further details.

VIEWING ARRANGEMENTS

Please contact the fully furnished show homes on the development which are open 7 days a week quoting rightmove/joywalker.

MANAGEMENT FEE

Due to the individual nature of the homes at Par 3, we have to reserve the right to amend designs and specifications as the need arises and every effort will be made to advise customers of these changes. Where such changes are made, materials used will be of an equivalent or improved standard.

A Private Estate Management Company will be formed to ensure that the wild areas, trees, hedges and public open spaces within the public areas of the development are maintained. Estimated costs will be provided prior to exchange of contracts but will not exceed £200 for the first 2 years.

SPECIFICATION

Kitchens

- * Choice of contemporary Kitchen cabinets, handles and laminate, solid wood or Silestone worktops with soft-close doors and drawers in a range of styles including painted and handled high gloss finishes (subject to build stage)
- * Choice of single row brick-style splashback wall tiling or laminate or solid surface upstand to match worktop (subject to build stage)
- * Neff stainless steel built-in double oven with integrated wine cooler or 2 integrated single ovens (no wine cooler) with 5 burner gas hob, 900mm chimney hood and fully tiled or stainless steel splashback
- * Neff Integrated Fridge-Freezer & Dishwasher
- * Extensive choice of high quality floor tiles for Kitchen and Utility Room floors (subject to build stage)
- * White LED down lighters and architectural strip lights
- * Resin-bonded granite single and a half bowl with drainer (colour choice available subject to build stage) with laminate worktops or stainless steel sink with single and a half bowl with solid wood and Silestone worktops. Stainless steel flexi-hose tap with both.
- * Utility Room worktops will be completed in a choice of laminate worktops with upstand (subject to build stage)
- * In certain house styles, an island unit has been designed in (see working drawings).

Bathrooms & En Suites

- * White contemporary styled sanitary ware with chrome taps & shower head.
- * Concealed cisterns and pipework (from homes 50 & 59 upwards, wc's to be floor-mounted)
- * Bespoke fitted white vanity furniture to Bathroom, Cloakroom and En Suite(s) (where applicable).
- * Feature wall-mounted vanity mirror to Main Bathroom
- * En Suite showers will have a thermostatic shower with dual shower heads (rainwater and hair rinse on a riser rail), chrome shower doors, full height wall tiling to the shower area and 900mm (minimum) low step acrylic-covered resin stone shower tray (en suites only)
- * Main Bathrooms will have a thermostatic shower with glass bath/shower screen and full height wall tiling to the shower area around the bath
- * LED downlighters to all wet rooms (see house type drawings)
- * Choice of high quality ceramic wall tiles to Bathroom, Cloakroom & En Suite walls to specified areas (subject to build stage).
- * Contemporary chrome ladder towel rails to Bathroom, Cloakroom & En Suite(s)
- * Note that the cloakroom has been designed to enable it to be upgraded to a wet room at an additional customer cost (subject to build stage).

Central Heating & Hot Water

- * Solar Photo-voltaic panels are fitted on some roofs where required (please confirm with the Sales Advisor)
- * A-rated high efficiency boilers with zoned thermostat for flexible living
- * The Lounge in some homes will feature a black Charnwood log burner in a Limestone Semi Rijo stone fire surround from homes 59 & 49 upwards (please check with the Sales Advisor)
- * High insulation levels including high performance flooring, wall & roof insulation

- * High water efficiency including dual-flush wc's & high efficiency showers
- * Each home will include a cycle anchor, garden composter, internal recycling bin and rotary dryer (see working drawings)
- * High performance aluminium windows combed with contemporary design to reduce energy costs

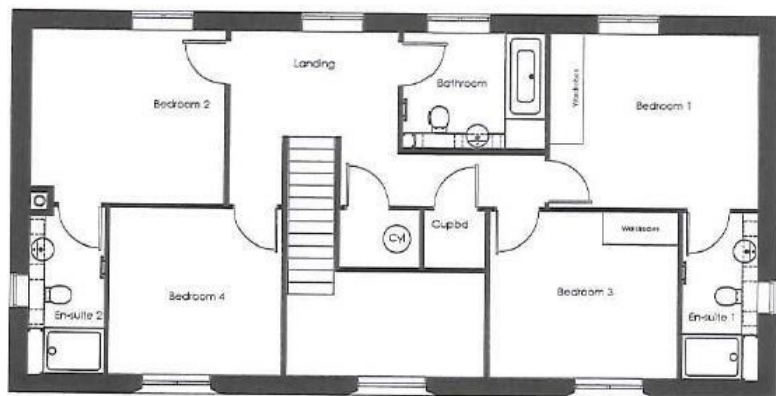
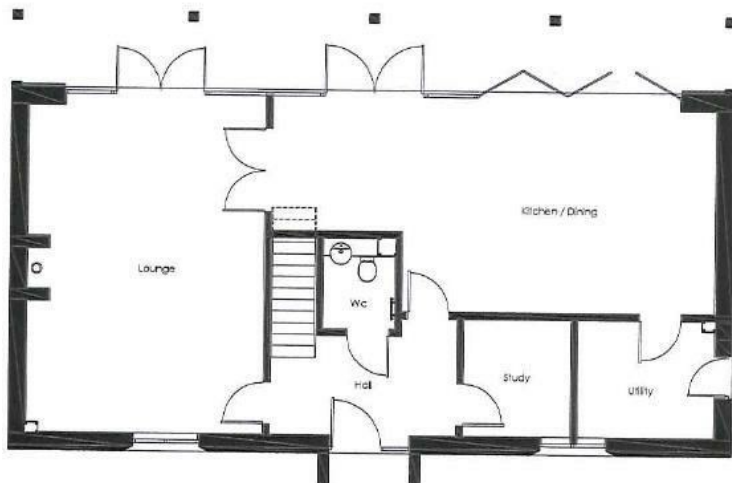
General

- * Some homes feature Solid larch porches or pergola-style verandas with timber-clad external walls (see working drawings for details)
- * Underfloor heating will be provided to the ground floor (except Cloaks) on homes with internal area of over 1740ft² (dependent on housetype – Check for details)
- * Live-Work studios are provided above the garage on specific homes and will include lighting & heating
- * Choice of floor tiling or laminate or engineered real wood to Hallway with coir mat in front of front door (subject to build stage)
- * Choice of ceramic floor tiling to Cloakroom with tiled upstand (subject to build stage and housetype)
- * Solid Soundsure eggshell-painted internal doors throughout
- * Architectural strip lights in main rooms, 5 amp wall light points to Lounge and feature downlighters (see working drawings for details)
- * Brushed chrome sockets and switches above 900mm off floor (and excluding 'high-level' fittings), white finish below, on ground floor.
- * Walls, skirting & architraves in white (matt to walls, white eggshell to timber)
- * Generous provision of double power points, TV and telephone points
- * Virgin Media cabling to a master entry point
- * Choice of hand-built eggshell white bespoke wardrobes or sliding wardrobes (glass or mirror designs) to Bedrooms 1 and 3 (subject to build stage)
- * Electronic security alarm system

- * Electronically-operated garage doors (where double garage door/s fitted)
- * High performance front doors with 5 point locking system
- * Landscaped front gardens and graded rear gardens
- * Patio areas and styles have been individually designed by the architect to suit each home (see working drawings)
- * Feature on-street planters (subject to approval & to be constructed when construction traffic is clear from each home zone)
- * Porches and verandas (where fitted) are lit by an external downlighter
- * Outside tap with non-return valve (see working drawings for location)
- * LABC ten year new home warranty

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.