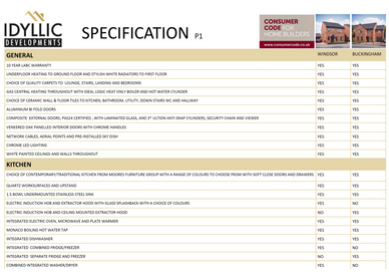
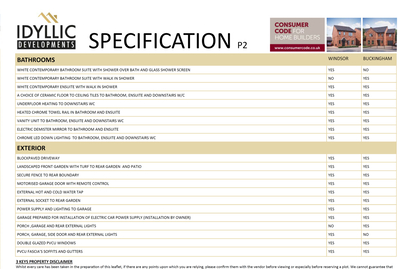
Anson Grove
Auckley
DN9 3QN
01302 867888

3KeysProperty


IDYLLIC DEVELOPMENTS SPECIFICATION P1

GENERAL	WINDSOR	BUCKINGHAM
10 YEAR LABC WARRANTY	YES	YES
UNDERFLOOR HEATING TO GROUND FLOOR AND STYLISH WHITE RADIATORS TO FIRST FLOOR	YES	YES
CHOICE OF QUALITY CARPETS TO LOUNGE, STAIRS, LANDING AND BEDROOMS	YES	YES
GAS CENTRAL HEATING THROUGHOUT WITH IDEAL LOGIC HEAT ONLY BOILER AND HOT WATER CYLINDER	YES	YES
CHOICE OF CERAMIC WALL & FLOOR TILES TO KITCHEN, BATHROOM, UTILITY, DOWN STAIRS WC AND HALLWAY	YES	YES
ALUMINIUM BI FOLD DOORS	YES	YES
COMPOSITE EXTERNAL DOORS, PAS24 CERTIFIED , WITH LAMINATED GLASS, AND 3* LOCTION ANTI SNAP CYLINDERS, SECURITY CHAIN AND VIEWER	YES	YES
VENEERED OAK PANELLED INTERIOR DOORS WITH CHROME HANDLES	YES	YES
NETWORK CABLES, AERIAL POINTS AND PRE-INSTALLED SKY D5M	YES	YES
CHROME LED LIGHTING	YES	YES
WHITE PAINTED CEILINGS AND WALLS THROUGHOUT	YES	YES
KITCHEN		
CHOICE OF CONTEMPORARY/TRADITIONAL KITCHEN FROM MOORES FURNITURE GROUP WITH A RANGE OF COLOURS TO CHOOSE FROM WITH SOFT CLOSE DOORS AND DRAWERS	YES	YES
QUARTZ WORKSURFACES AND UPSTAND	YES	YES
1.5 BOWL UNDERMOUNTED STAINLESS STEEL SINK	YES	YES
ELECTRIC INDUCTION HOB AND EXTRACTOR HOOD WITH GLASS SPLASHBACK WITH A CHOICE OF COLOURS	YES	NO
ELECTRIC INDUCTION HOB AND CEILING MOUNTED EXTRACTOR HOOD	NO	YES
INTEGRATED ELECTRIC OVEN, MICROWAVE AND PLATE WARMER	YES	YES
MONACO BOILING HOT WATER TAP	YES	YES
INTEGRATED DISHWASHER	YES	YES
INTEGRATED COMBINED FRIDGE/FREEZER	YES	NO
INTEGRATED SEPARATE FRIDGE AND FREEZER	NO	YES
COMBINED INTEGRATED WASHER/DRYER	YES	NO


IDYLLIC DEVELOPMENTS SPECIFICATION P2

BATHROOMS	WINDSOR	BUCKINGHAM
WHITE CONTEMPORARY BATHROOM SUITE WITH SHOWER OVER BATH AND GLASS SHOWER SCREEN	YES	NO
WHITE CONTEMPORARY BATHROOM SUITE WITH WALK IN SHOWER	NO	YES
WHITE CONTEMPORARY ENSUITE WITH WALK IN SHOWER	YES	YES
A CHOICE OF CERAMIC FLOOR TO CEILING TILES TO BATHROOM, ENSUITE AND DOWNSTAIRS W/C	YES	YES
UNDERFLOOR HEATING TO DOWNSTAIRS WC	YES	YES
HEATED CHROME TOWEL RAIL IN BATHROOM AND ENSUITE	YES	YES
VANITY UNIT TO BATHROOM, ENSUITE AND DOWNSTAIRS WC	YES	YES
ELECTRIC DEMISTER MIRROR TO BATHROOM AND ENSUITE	YES	YES
CHROME LED DOWN LIGHTING TO BATHROOM, ENSUITE AND DOWNSTAIRS WC	YES	YES
EXTERIOR		
BLOCKPAVED DRIVEWAY	YES	YES
LANDSCAPED FRONT GARDEN WITH TURF TO REAR GARDEN AND PATIO	YES	YES
SECURE FENCE TO REAR BOUNDARY	YES	YES
MOTORISED GARAGE DOOR WITH REMOTE CONTROL	YES	YES
EXTERNAL HOT AND COLD WATER TAP	YES	YES
EXTERNAL SOCKET TO REAR GARDEN	YES	YES
POWER SUPPLY AND LIGHTING TO GARAGE	YES	YES
GARAGE PREPARED FOR INSTALLATION OF ELECTRIC CAR POWER SUPPLY (INSTALLATION BY OWNER)	YES	YES
PORCH, GARAGE AND REAR EXTERNAL LIGHTS	NO	YES
DOUBLE GLAZED PVCU WINDOWS	YES	YES
PVCU FASCIA'S SOFFITS AND GUTTERS	YES	YES

3 KEYS PROPERTY DISCLAIMER
While every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before reserving a plot. We cannot guarantee that

Top Road, Doncaster

£399,950

*****MARKET LEADING SPECIFICATION*** 3Keys Property are delighted to offer to the open sales market this beautifully designed luxury, 5 bedroom executive detached family home on the new Honeysuckle development on Top Road situated in the heart of Barnby Dun village. The Buckingham Plot 5, is one of the largest of the five family homes being built on this exclusive development which will be ready late SUMMER 2021. Viewing is highly recommended and is available 7 days a week via the agent.**

- **HIGH QUALITY NEW BUILD 5 BEDROOM EXECUTIVE DETACHED FAMILY HOME**
- **SELECTION OF KITCHENS TO CHOOSE FROM WITH INTEGRATED KITCHEN APPLIANCES INCLUDING DISHWASHER, FRIDGE AND FREEZER.**
- **MASTER BEDROOM WITH FULLY TILED ENSUITE**
- **SOUGHT AFTER RESIDENTIAL AREA**
- **GREAT LOCATION FOR TRANSPORT LINKS**
- **OPEN PLAN FULLY FITTED KITCHEN AND FAMILY ROOM/DINER**
- **UTILITY ROOM WITH INTEGRATED WASHING MACHINE AND DRYER AND UNDERFLOOR HEATING TO GROUND FLOOR**
- **PATIO AND LAID TO LAWN GARDEN**
- **CONVENIENTLY LOCATED FOR SCHOOLS AND AMENITIES**
- **GARAGE WITH MOTORISED DOOR AND DRIVEWAY WITH GATES**

ENTRANCE HALLWAY

Mainly laid to lawn front garden gives access through the composite front door into the hallway leading to the lounge, kitchen/family room, downstairs WC and stairs to the first-floor accommodation. LED down lights, underfloor heating and the floor is finished with tiles.

LOUNGE

3.835m x 4.815m (12' 7" x 15' 10") A spacious lounge with two front aspect windows, LED down lighting, underfloor heating and finished with fitted carpet.

KITCHEN

3.30m x 4.34m (10' 10" x 14' 3") Open plan kitchen with a selection of fully fitted kitchens and splashbacks to choose from. All kitchens have base and wall units, island unit as well as integrated appliances to include electric oven and hob, extractor hood, microwave/plate warmer, dishwasher, fridge, freezer, Monaco boiling hot water tap, LED down lighting and underfloor heating. The kitchen offers a great view onto the rear garden through a rear aspect window and there is a door leading to the utility room. The floor is finished with tiles. (The photograph of the kitchen shows the proposed layout and is one of the options available).

UTILITY ROOM

Good size utility room with floor and wall units, integrated washing machine and dryer, underfloor heating, LED down lighting, floor tiles and access to garage. Sink unit is optional extra.

FAMILY ROOM/DINER

3.34m x 4.34m (10' 11" x 14' 3") This area of the kitchen provides the perfect space to enjoy family living/dining, with aluminium bi-fold doors onto the rear garden and under stairs storage cupboard, LED down lighting, underfloor heating and tiled floor.

DOWNSTAIRS WC

Fully tiled with front aspect satin window, vanity unit with basin, WC, LED down lighting, underfloor heating and tiled floor.

LANDING

Offering access to all 5 bedrooms, family bathroom, loft space, storage cupboard, LED down lighting, white radiator, side aspect window and finished with carpet

MASTER BEDROOM

3.69m x 4.87m (12' 1" x 16' 0") A large master bedroom with front aspect window, white radiator and finished with fitted carpet. Access to the en suite.

EN SUITE

Fully tiled with large walk-in shower, hand basin with vanity unit, WC, illuminated demister mirror with shaving socket, LED down lighting, chrome towel rail, extractor fan, tiled floor and front aspect satin glass window.

BEDROOM 2

3.02m x 3.83m (9' 11" x 12' 7") Double bedroom with large window overlooking the rear garden, white radiator and finished with a fitted carpet.

BEDROOM 3

3.49m x 3.39m (11' 5" x 11' 1") Double bedroom with rear aspect window, white radiator and finished with a fitted carpet.

BEDROOM 4

3.09m x 3.39m (10' 2" x 11' 1") Double bedroom with rear aspect window, white radiator and finished with a fitted carpet.

BEDROOM 5

3.28m x 2.04m (10' 9" x 6' 8") Good size 5th Bedroom with front aspect window, white radiator and finished with a fitted carpet.

FAMILY BATHROOM

Fully fitted family bathroom offers a white bathtub, walk-in shower, W/C and vanity unit with hand basin, chrome towel rail, illuminated demister mirror with shaving socket, front aspect satin glass window, LED down lighting, extractor fan and finished with a tiled floor.

EXTERNALLY

Large laid to lawn front garden with shrub borders and wrought iron fencing. The rear garden is south west facing with a patio area and mostly laid to lawn, block paved driveway with 2 additional car parking spaces providing plenty of space for car parking, an outside hot and cold water tap, external electric double socket and a brick wall provides privacy with access to the driveway which is secured with gates.

GARAGE

Block paved driveway leading to garage with motorised sectional door. Front aspect satin window overlooking garden, strip light fitting and electrical sockets.

ADDITIONAL INFORMATION

Optional extras

1. Choose your own kitchen from a selection of options as standard.
2. Gates to plot 5 can be motorised at an additional cost.
3. Choose from a selection of Bathroom and En-suite tiles at no extra cost.
Developer can only offer these options in relation to the timeline of the build. Additional upgrades available. Please enquire for further details.

Council Tax Band – E

EPC rating – TBC

Tenure – Freehold

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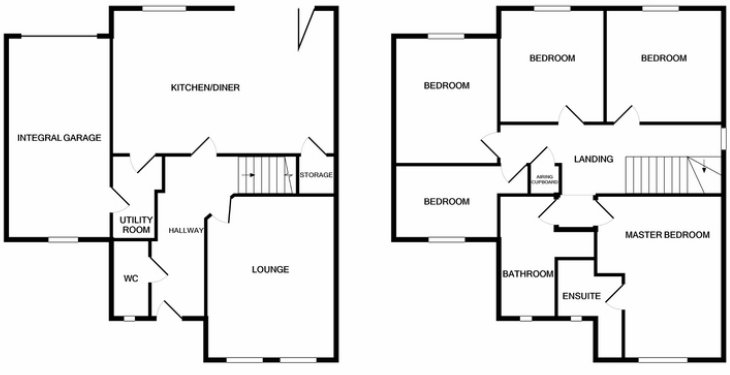

GROUND FLOOR
APPROX. FLOOR
AREA 907 SQ.FT.
(84.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 894 SQ.FT.
(83.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1801 SQ.FT. (167.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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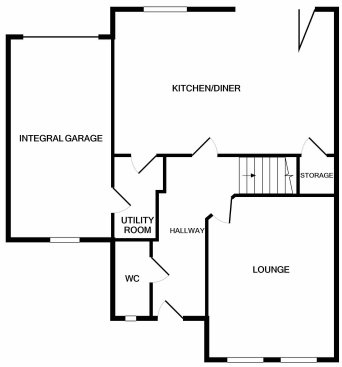

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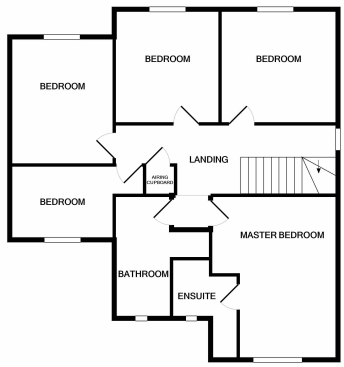

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