



**Plot 3 , Cherry Lane Gardens,
off Jarvis Street Eckington,
Worcestershire
WR10 3AS**

**Guide Price
£850,000**

Picture shows a previous development by Lockley Homes



Picture shows a previous development by Lockley Homes



Discover the epitome of modern living with this exquisite 2-bedroom detached bungalow with an optional 3rd bedroom or separate reception room nestled in the sought-after village of Eckington. Boasting a generous total area of 1,956.77 sqft, this stunning home offers a perfect blend of contemporary design and timeless elegance, ideal for those seeking peaceful countryside living without compromising on style or comfort all on one storey.

Step into the impressive entrance hall, where a vaulted ceiling creates a dramatic sense of grandeur and spaciousness. The thoughtful layout flows seamlessly into the beautiful kitchen, dining, and living room – a true heart of the home. Here, you'll find meticulously crafted painted shaker-style cabinetry paired with durable stone worktops, complemented by high-end integrated Siemens appliances and a Quooker 3-in-1 hot water tap for ultimate convenience and a sleek finish and double doors leading out to the rear garden. A separate utility room enhances practicality, complete with a Villeroy & Boch farmhouse butler's sink and stone worktops, blending style and functionality beautifully.

The principal bedroom features a wealth of fitted wardrobes and a luxurious ensuite adorned with porcelain and ceramic tiling sourced from Mandarin Stone and Porcelanosa and double doors leading out to the rear garden. Every detail has been thoughtfully considered to ensure comfort and elegance throughout.

Outside, the landscaped and turfed gardens provide a tranquil oasis, beautifully complemented by paved patios and pathways (as illustrated on the site plan). Enjoy open views from the rear garden. The property also includes a spacious double garage equipped with a car charging point, catering to modern requirements and ensuring plenty of space for vehicles and storage.



Site Plan

Specification

Impeccable taste, supreme quality and incredible attention to detail characterise the interiors of Cherry Lane, Gardens.

Kitchen and utility

Painted shaker style cabinetry with soft-closing doors and drawers
Stone worktops, upstands and splashback to hob area
Ceramic under-mount sink with Quooker 3-in-1 hot water tap
Siemens integrated multi-function oven & Siemens touch operated induction hob
Siemens integrated combination microwave oven
Siemens wall mounted extractor hood
Siemens integrated fridge/freezer
Siemens integrated dishwasher
Caple premium integrated under-counter dual zone wine cooler
Utility rooms to include stone worktops with Villeroy & Boch farmhouse butler sink
Plumbing and electrics ready for washing machine and tumble dryer

Bathroom, en suites and WC

Burlington sanitaryware and luxurious vanity units
Large wall hung bespoke cut mirrors
Traditional towel ladder radiators in a chrome finish
Shaver sockets in a chrome finish
Luxury Ceramic/Porcelain wall and floor tiling from Mandarin Stone & Porcelanosa

Interior finishes

Feature staircase with oak handrail, oversized oak newels & frameless glass balustrades
Matt paint finish to all ceilings and walls
Large format limestone tile flooring to all entrance hallways, kitchen/dining/family rooms, WC's and utilities
Oak internal doors (glazed doors to selected rooms)
Door fittings, light switches and sockets in a brushed chrome finish
Bespoke fitted wardrobes to master bedroom
Glazed French doors where indicated on floorplans

Heating, Electric and Lighting

Wet underfloor heating throughout the ground floor and thermostatically controlled radiators to the first floor
Worcester Bosch boiler (mains gas)
Smart low energy hot water cylinder fitted in AC cupboard (for homes with 3 bedrooms or more)
Low energy lighting throughout with LED downlights to kitchen, hallway, landing, dressing room, WC, bathroom and en suites
PV Solar Panels fitted to all homes with controls fitted in loft/garage
TV points to all bedrooms, living room, dining/family area and study (where applicable)
TV points to include pre-wiring for satellite TV (SkyQ) HD distribution including aerial
Master BT telephone point fitted to all homes

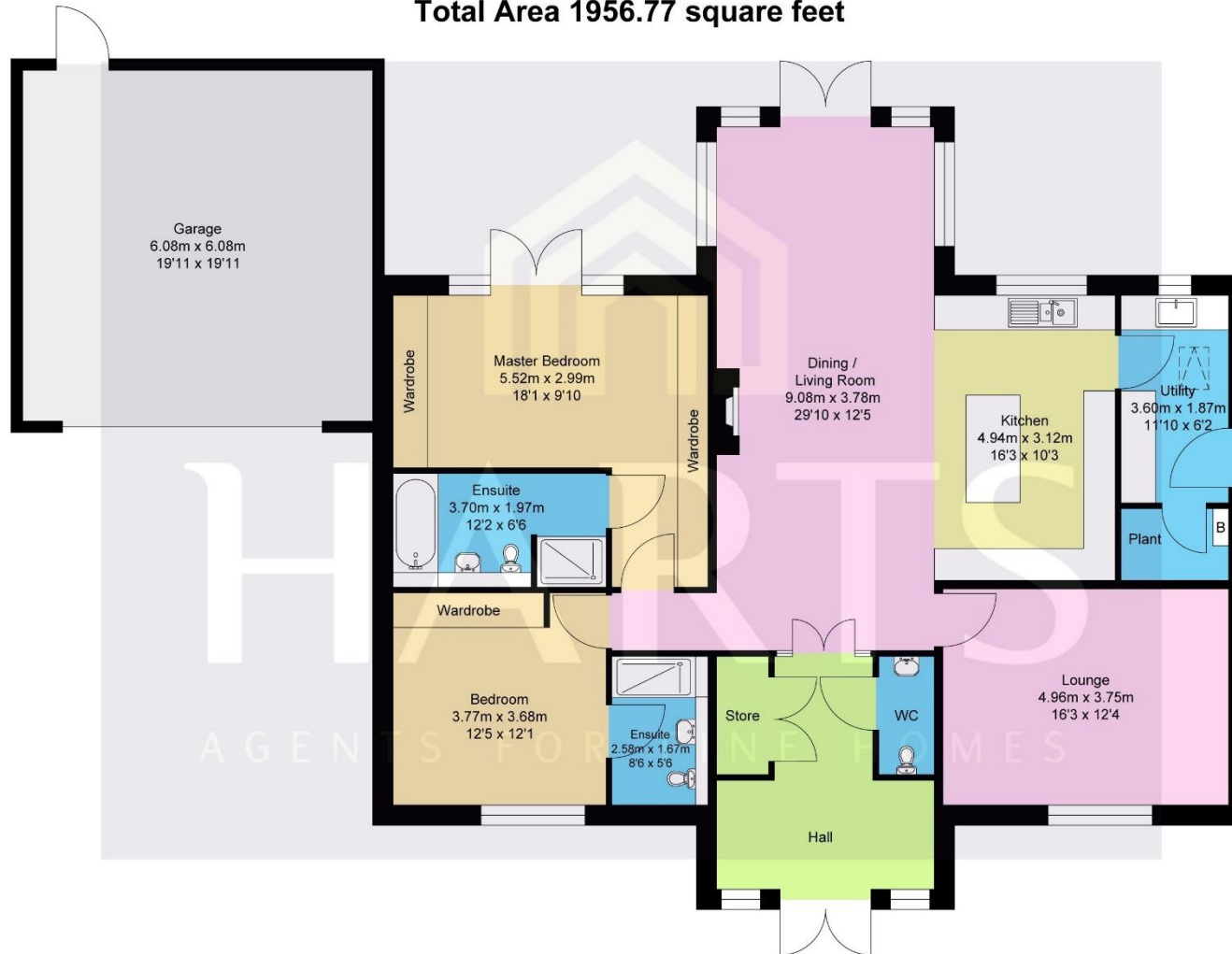
Exterior finishes

Electric car charging points to all homes
Turfed garden areas with paved patios and pathways as shown on site plan
Planting installed in-line with approved planning landscape layout (planting within marketing material is indicative only)
External waterproof socket and tap to rear of property
Private double garage with power and light

Security and warranty

Two-year Homeowner Warranty from Lockley Homes
Ten-year Premier Structural Warranty
Multi-point locking mechanisms to external doors
Security alarms to all homes

3 Cherry Lane Gardens
Main House Area 1558.83 square feet
Garage Area 397.94 square feet
Total Area 1956.77 square feet



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.