



**HONEYSUCKLE GARDENS  
TOP ROAD BARNBY DUN**

# 3Keys Property



3Keys Property are delighted to offer to the open sales market these beautifully designed luxury 3 and 5 bedroom detached family homes by Idyllic Developments.

The exclusive, 5 dwelling development can be found on Top Road situated in the semi rural village of Barnby Dun.

**Viewing is highly recommended and is available 7 days a week via 3Keys Property.**



**The Buckingham**

### **The 5 bedroom Buckingham £399,950**

The property briefly comprises of a large welcoming hallway, lounge, open plan fully fitted kitchen with integrated appliances and family room/diner with aluminium bi-fold doors, utility room, downstairs WC, master bedroom with en suite, four further bedrooms, large family bathroom, gardens to front and rear, driveway and garage.

#### **LUXURIOUS LIVING**

BUILT WITH MODERN FAMILY LIFESTYLES IN MIND.  
**MOVE IN, RELAX AND ENJOY LIFE**



**The Windsor**

### **The 3 bedroom Windsor £275,000**

The property briefly comprises of a welcoming hallway, lounge, large open plan fully fitted kitchen with integrated appliances and family room/diner with aluminium bi-fold doors, downstairs WC, master bedroom with en suite, two further double bedrooms, family bathroom and detached garage.

**01302 867888**

**[enquiries@3keysproperty.co.uk](mailto:enquiries@3keysproperty.co.uk)**

**[www.3keysproperty.co.uk](http://www.3keysproperty.co.uk)**

Unit D, Anson Grove,  
Auckley, Doncaster, DN9 3QN

## Where can I find more information on the Honey Suckle Gardens development?

3Keys Property are acting agents for Idyllic Developments Ltd, please contact 3Keys Property below;

**Website:** [www.3keysproperty.co.uk](http://www.3keysproperty.co.uk)

**Email:** [enquiries@3keysproperty.co.uk](mailto:enquiries@3keysproperty.co.uk)

**Tel Number:** 01302 867888

Further information can be found on Rightmove, Zoopla and Idyllic Developments website [www.idyllicdevelopments.co.uk](http://www.idyllicdevelopments.co.uk)

## Can I visit the site and view the property I am interested in?

Yes, this can be arranged by 3Keys Property. Please contact us for more details. The development is not expected to be fully complete until Summer 2021 so each property will be at different stages of the build prior to completion. As the site is under construction, special safety guidelines on visiting are in place and no attempt to visit the site without an appointment should be made. Once an appointment has been made, a representative will meet you at the entrance to the site and provide you with the necessary protective wear and advise you of any special precautions you need to be aware of. Please be mindful of your own safety whilst on site and that of others around you. Please do not bring young children with you and limit those who attend the appointment to you and one other.

## What is the specification for the Windsor/Buckingham houses?

Idyllic Developments is all about luxury. You can expect a first class specification unrivalled by other house builders. We can provide you with a copy.

## Is there an option to upgrade anything?

Yes, upgrading the original specification is an option, however, this will be dependent on the stage of the build at the time of the request.

## How can I reserve a property?

Please contact 3Keys Property who will provide you with the necessary paperwork and details of the reservation fee. We will assess your ability to proceed prior to any payment being made.

## When and how can I choose options for my new home?

This will be dependant on the stage of the build, the sooner you reserve a property, the more opportunity you will have to choose your options for kitchen, flooring and tiling. This will also apply to any upgrade. 3Keys Property have a list of your options and examples. Please enquire for more details.

### **3 KEYS PROPERTY DISCLAIMER**

Whilst 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 the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or reserving a plot and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that measurements may not be exact. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon. We have not checked rights of way, footpaths, covenants, easements, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale.

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DEVELOPMENTS**



## SPECIFICATION DETAILS FOR THE WINDSOR AND BUCKINGHAM HOMES

Our quality kitchens are supplied and fitted by Moores. Choose from two designs in the Moores Definitive collection. A range of colours are available.

### **The Kensington**

Charming and timeless, a contemporary twist on a traditional shaker design.

### **The Vista**

Handle free, the clean and simple lines of the Vista exudes sophistication, perfect for the uncluttered home.



## Worktops and upstands

Luxurious and elegant Quartz White Mirror worktops and upstands.

## Sink Unit

Stainless steel 1.5 undermount sink unit. Upgrade available.



UB3515  
Stainless steel 1.5 bowl undermount sink.  
Minimum base unit size: 600mm.  
Order Code: 814 04 LHD (left hand drainer)  
814 05 RHD (right hand drainer)

*Brochure available on request.*

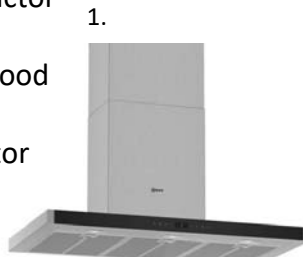
## Kitchen Tap



Monaco boiling hot water tap to both Buckingham & Windsor

## Extractor Hoods

1. Kensington kitchen extractor hood in the Windsor.
2. Vista kitchen extractor hood in the Windsor.
3. The Buckingham extractor hood (for both Vista and Kensington designs).



Neff Box Chimney Extractor Hood

2.



Elicia Built in Extractor Hood

3.



Neff Integrated Ceiling Extractor Hood

## Tiles

A choice of floor and wall tiles are available from;  
**Palmer Barnes, Tile House, Ings Road, Wakefield, WF1 1DY**  
[www.porcelceram.co.uk](http://www.porcelceram.co.uk)

You are welcome to visit their showroom. 3 Keys Property also have a selection of samples for you to view.

*Brochure available on request.*



## Carpet

Choose from a range of colours, one colour per property.

A mix of colours can be chosen at an additional cost.



The New Stainfree Abingdon Embrace Carpet

## Stelrad Softline radiator

To bedrooms and landing in both the Windsor and Buckingham.







### Internal Doors

All interior doors are from the Deante Seville range, an American white oak veneer with solid core and chrome handles.



### External Door

Black grain effect composite multi lever lock front door with chain, house number and viewer as standard with white internal.



Saxon textured garden paving in natural



Exterior Lighting



Sorrento Granite Block Paving