



## The Herland

The **Herland**, named after Hugh Herland, the fourteenth century Master Carpenter responsible for the angel roof carving in Westminster, is an architect-designed family home with a fresh and contemporary layout offering modern and practical accommodation. There are ten on the development.

The **Herland** owes its striking appearance to the subtle use of multi-red reclaimed bricks with all their muted blushed rosy-russet tones, rustic-looking clay pantiles and the contrasting sleek feature-boarding to the first floor. These external features were carefully chosen to blend in seamlessly with the rural location of a Cambridgeshire market town.

We have invested in extremely high standards of insulation which will help to keep the **Herland** snug in winter and cool in summer which, coupled with highly efficient Panasonic air-sourced heat pumps, will make these homes economical to heat and maintain.

Access to the front door is over block feature-paving which compliments both the **Herland** and the rest of the Spire View development.

The **Herland** is built to Secure by Design standards with PAS 24:2106 enhanced security external doorsets and windows to help keep you, your family and your possessions safe.



## Key Features

- gross internal floor area 1320 ft<sup>2</sup> (123m<sup>2</sup>)
- four bedrooms with one en suite dressing room and one en suite shower room plus family bathroom
- Dordogne Oak internal doors
- fitted cupboards to all bedrooms with shelves and clothes rails
- spacious kitchen with laundry area, granite worktops, integrated units and appliances
- conservatory with Pilkington Activ Blue roof glass
- highly efficient insulation and super-efficient Panasonic air-sourced heat pumps with thermostatic radiator valves throughout
- “A” energy-rated double-glazed and PAS24 enhanced security external door sets and windows throughout
- stylish white bathroom suites with wall tiling
- ceramic floor tiling to all wet rooms, kitchen and conservatory
- choice of quality fitted carpet to first floor
- authentic oak surface 8mm v-groove laminate flooring to ground floor
- garage with remote control powered door, power sockets and light
- fully-turfed garden with generous feature patio, wooden compost bin, wall mounted rain water storage and bicycle parking
- available through Help to Buy Equity Loan Scheme



### **Layout**

The ground floor accommodation opens into a spacious dining room, situated next to the modern fitted kitchen. The light-filled lounge spans the width of the property to the rear and leads into the conservatory, bringing the seasonal delights of the garden nearer to the interior.

The first floor boasts four bedrooms and two bathrooms: one is the en suite shower room attached to the main bedroom and the other is a generous family-sized bathroom.

### **Hallway**

Step into the welcoming hall with light pouring in from the front window. From here one door leads to the dining room, the other to the comfortably-sized cloakroom.

### **Cloakroom**

This has a low-level toilet, matching wash hand basin and window to the front.

### **Dining Room**

10'9" x 16'8" (3.30m x 5.08m)

The elegantly-proportioned dining room features one window to the front and two to the side. A pair of stylish doors opens through to the lounge and another door conveniently leads into the kitchen. From here stairs lead up to the first floor accommodation.



### **Kitchen**

8'6" x 16'8" (2.61m x 5.08m)

The stunning fitted kitchen has been designed for effortless modern living. A series of bright led spotlights illuminates a gleaming granite surface contrasting with porcelain floor tiles. You will find a built-in oven and hob complete with efficient extractor hood above and an integrated dishwasher to make cleaning up a breeze. The integrated fridge/freezer is positioned next to a full height pull out storage unit. A separate worktop area provides space for washing machine and tumble dryer as well as more storage in the wall cupboards above. Windows to the front and side bring plenty of daylight to make this a bright and cheerful kitchen.

### **Living Room**

9'7" x 19'10" (2.94m x 6.07m)

The **Herland's** living room is a real show-stopper! Situated to the rear and spanning the entire width of the property with two expansive windows looking out onto the fully-turfed garden, this is a fabulous space to relax and entertain in. Its excellent proportions leave you free to truly enjoy this room and between the windows you will find a chic pair of glazed double doors leading to the conservatory.

### **Conservatory**

6'2" x 9'7" (1.90 m x 2.64m)

We are very excited about this feature! Providing that extra piece of ground floor living space, the conservatory is a great addition to the house with views into the rear garden helping to fuse outdoor and indoor living and is fitted with Pilkington Activ Blue roof glass which is self cleaning and offers excellent light transmittance, low light reflection and high energy absorption with medium solar control performance which helps to create a cooler internal environment making use all year round more comfortable and enjoyable.

## **First Floor Landing**

The first floor galleried landing features doors leading into each of the four bedrooms and the family bathroom. There is also an airing cupboard.

## **Master Bedroom / Bedroom 1**

10'7" x 13'9" (3.25m x 4.21)

The master bedroom is situated at the front. Front and side windows ensure that this handsome room is bright and well-lit. We are proud to have designed an unusual feature: a dressing area of 3'9" x 5'4" (1.16m x 1.63m) and an en suite shower room which can only be reached from this bedroom.

## **En Suite Shower Room**

The en suite has a window to the front and comprises low-level toilet, matching wash hand basin and an enclosed shower cubicle.

## **Bedroom 2**

10'1" x 10'5" (3.08m x 3.18m)

This amply-sized double bedroom is situated to the rear and overlooks the garden. It features a generous built-in double cupboard making the best use of existing space so that this room will always look sleek and uncluttered.

## **Bedroom 3**

7'1" x 10'5" (2.17m x 3.20m)

This bedroom also is situated to the rear of the house with a view of the garden. It too benefits from a built-in cupboard providing storage space.

## **Bedroom 4**

6'9" x 10'7" (2.06m x 3.25m)

Bedroom 4 has one window to the front and one to the side. It is a good size for a fourth bedroom and windows in two walls lend a bright and breezy air to this charming room. Usefully, it also features a built-in single cupboard removing the need for additional large pieces of furniture.

## **Family Bathroom**

The main family bathroom features a window to the side and a matching sanitary suite comprising low level WC, wash hand basin and an elegantly-curved panelled bath with wall-mounted shower and hinged splash-screen.

## **Garage**

9'4" x 22'10" (2.87m x 6.97m) – NB Sizes vary slightly with different plots

The generous single garage has a powered remote control roller door, internal lighting and a power source suitable for the installation of an electric charging point for electric/PHEV cars.

## **Outside**

The property provides off-road parking, safe and level access for those who may suffer from impaired mobility and an entrance door with dusk-to-dawn lighting. Each garden is fully-turfed and has a patio area, its own bicycle parking rack, wall-mounted water butt and composting bin.

## **Finance**

This property is available as part of the Help To Buy Equity Loan Scheme.

