

# EDWALTON FIELDS

Edwalton, NG12

3 & 4 BEDROOM  
NEW HOMES

Welcome to  
**Edwalton Fields,  
Edwalton,**  
located on the  
outskirts of  
Nottingham



A COLLECTION OF 3 BEDROOM HOMES

# Edwalton Fields is within easy reach of Nottingham city centre.

A perfect location to live offering excellent links within the East Midlands region.



Edwalton Fields is just off the A606 giving you a direct route into Nottingham city centre.

This attractive new development offers a vibrant community in the suburbs with local shopping and schools on the doorstep.

Given that it is less than six miles away from Nottingham city centre it is handy for commuting and a short drive to the A52 takes you to junction 25 of the M1. Nottingham railway station is just 5.3 miles away from Edwalton. For air travel East Midlands airport is also within a short commute by car.

This sought-after area offers many outdoor activities with a near by golf course, local boutique shops and is popular with families with children.



Nottingham



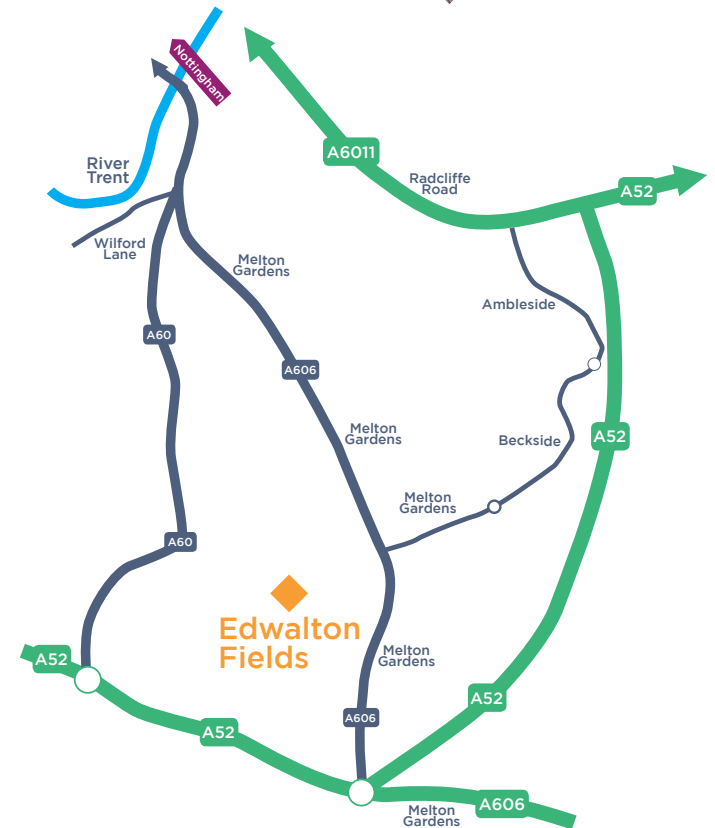
Derby



Burton-on-Trent



Leicester



# Edwalton Fields

## Site Layout

-  **The Apple**  
3 Bed Detached  
59, 106, 111
-  **The Apple**  
3 Bed Semi-Detached  
62, 63, 65, 66, 103, 104
-  **The Cherry**  
3 Bed Detached  
105





Computer generated image shown.

## The Apple

3 Bed Detached home

The Apple is a stylish three bedroom detached home comprising of a spacious living area and well appointed kitchen/dining area with double door access to the turfed rear garden.

Upstairs you will find three bedrooms and a white fitted family bathroom with shower over the bath.

### SPECIFICATIONS

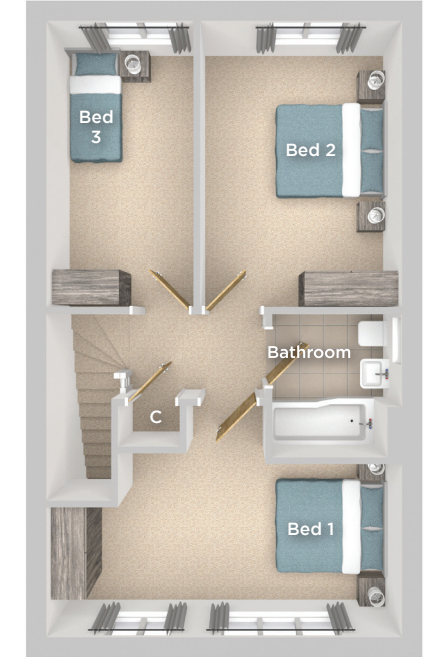
- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking



### GROUND FLOOR

Kitchen/Dining	5.24m x 3.67m	17'2" x 12'1"
Living	4.21m x 3.74m	13'10" x 12'3"

**TOTAL FLOOR AREA**  
95.05m<sup>2</sup> - 1023.15 sq.ft



### FIRST FLOOR

Bedroom 1	4.20m x 2.99m	13'9" x 9'10"
Bedroom 2	5.24m x 2.59m	17'2" x 8'6"
Bedroom 3	4.20m x 2.19m	13'9" x 7'2"
Bathroom	2.14m x 1.94m	7'0" x 6'4"

△ External access    C Cupboard/Storage

Imagery indicative of Platform show homes. Fixtures and fittings shown are intended as a preliminary guide for prospective purchasers and should not be relied upon. Internal layouts show a general arrangement which may vary from plot to plot.

Platform Home Ownership have taken every effort to ensure that these documents are accurate and represent the properties available. Platform Home Ownership and the developer may in their efforts to improve design reserve the right to alter site plans, floorplans, elevations and specifications without prior notice. Visit our website at [www.platformhomeownership.com](http://www.platformhomeownership.com) for further details.



Computer generated image shown.

## The Apple

3 Bed Semi-Detached home

The Apple is a stylish three bedroom semi-detached home comprising of a spacious living area and well appointed kitchen/dining area with double door access to the turfed rear garden.

Upstairs you will find three bedrooms and a white fitted family bathroom with shower over the bath.

### SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking



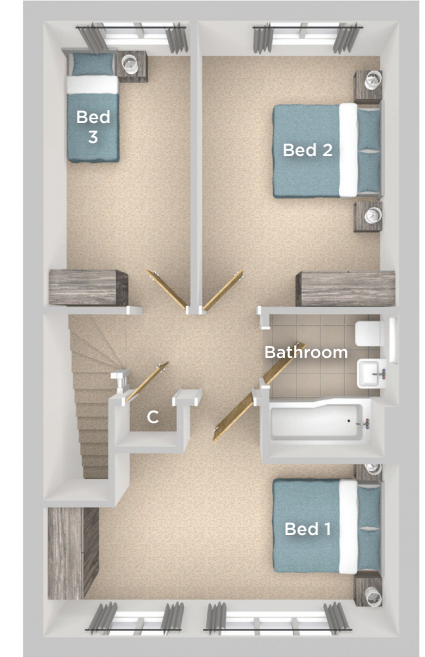
### GROUND FLOOR

Kitchen/Dining

5.24m x 3.67m 17'2" x 12'1"

Living

4.21m x 3.74m 13'10" x 12'3"



### FIRST FLOOR

Bedroom 1

4.20m x 2.99m 13'9" x 9'10"

Bedroom 2

5.24m x 2.59m 17'2" x 8'6"

Bedroom 3

4.20m x 2.19m 13'9" x 7'2"

Bathroom

2.14m x 1.94m 7'0" x 6'4"

**TOTAL FLOOR AREA**  
95.05m<sup>2</sup> - 1023.15 sq.ft

△ External access    C Cupboard/Storage

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## The Cherry

3 Bed Detached home

The Cherry is a modern three bed double fronted detached home comprising of a well appointed front aspect kitchen/dining area, spacious living area with French doors to the turfed garden.

Upstairs you will find three bedrooms and a white fitted family bathroom with shower over the bath.

### SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking



### GROUND FLOOR

Kitchen/Dining	4.58m x 3.03m	15'0" x 9'11"
Living	4.58m x 3.96m	15'0" x 13'0"

**TOTAL FLOOR AREA**  
84.55m<sup>2</sup> - 910.04 sq.ft

△ External access    C Cupboard/Storage

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### FIRST FLOOR

Bedroom 1	4.58m x 3.20m	15'0" x 10'6"
Bedroom 2	4.14m x 2.35m	13'7" x 7'9"
Bedroom 3	3.03m x 2.15m	9'11" x 7'11"
Bathroom	2.30m x 2.00m	7'7" x 6'7"

# Edwalton Fields, Edwalton

Nottinghamshire NG12.

House prices for all plots available



Plot	House Type	Postal Address	Handover	100% Price	35% Share Value	Monthly Rent	Service Charge
59	<b>The Apple</b> 3 Bed Detached House	6 Mary Close, Edwalton, Nottigham, NG12 4HD.					
62	<b>The Apple</b> 3 Bed Semi-Detached House	3 Mary Close, Edwalton, Nottigham, NG12 4HD.					
63	<b>The Apple</b> 3 Bed Semi-Detached House	2 Mary Close, Edwalton, Nottigham, NG12 4HD.					
65	<b>The Apple</b> 3 Bed Semi-Detached House	175 Rose Way, Edwalton, Nottigham, NG12 4LR.					
66	<b>The Apple</b> 3 Bed Semi-Detached House	173 Rose Way, Edwalton, Nottigham, NG12 4LR.					
103	<b>The Apple</b> 3 Bed Semi-Detached House	5 Magenta Gardens, Edwalton, Nottigham, NG12 4JX.					
104	<b>The Apple</b> 3 Bed Semi-Detached House	3 Magenta Gardens, Edwalton, Nottigham, NG12 4JX.					
105	<b>The Cherry</b> 3 Bed Detached House	1 Magenta Gardens, Edwalton, Nottigham, NG12 4JX.					
106	<b>The Apple</b> 3 Bed Detached House	167 Rose Way, Edwalton, Nottigham, NG12 4LR.					
111	<b>The Apple</b> 3 Bed Detached House	157 Rose Way, Edwalton, Nottigham, NG12 4LR.					

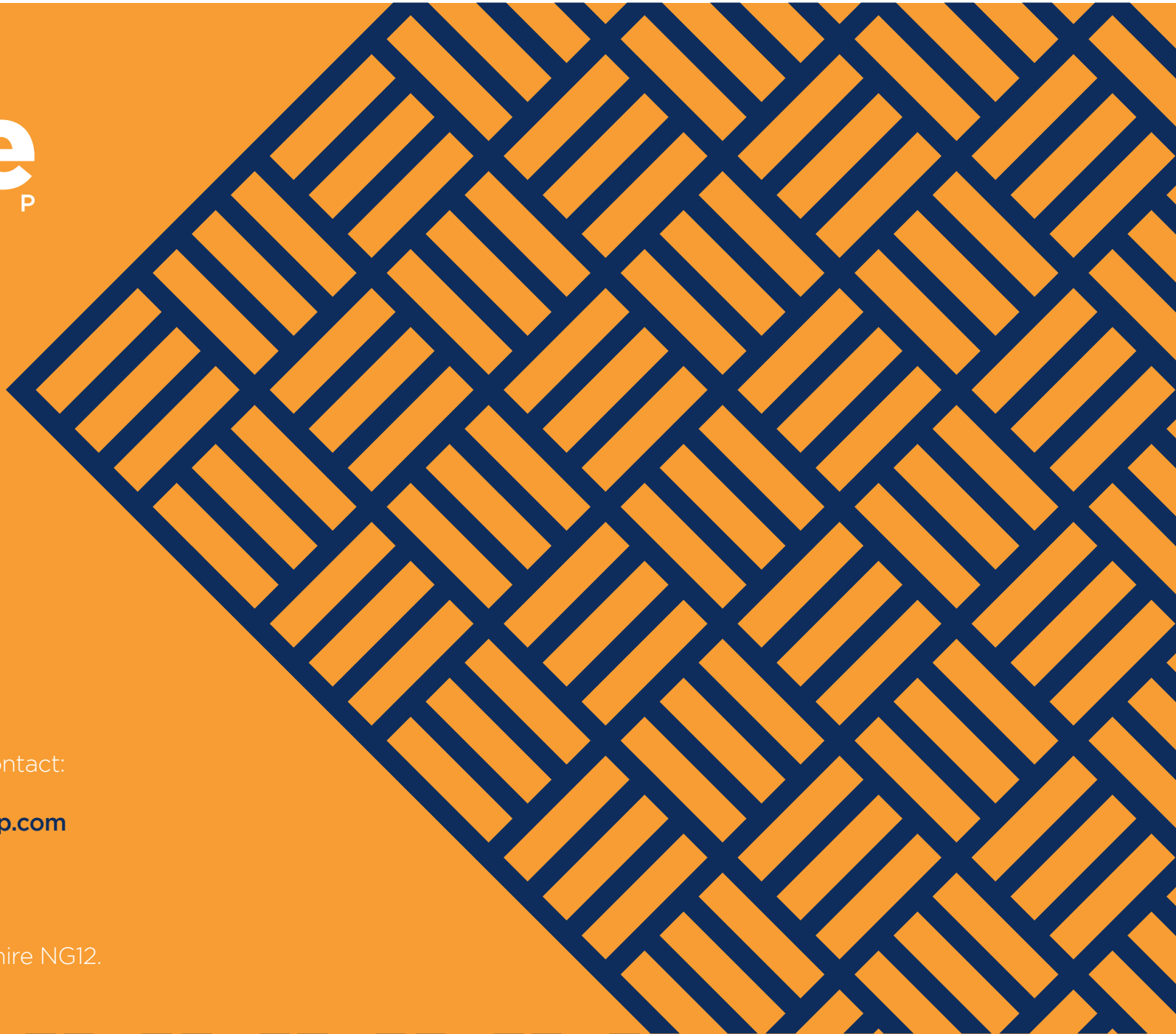
For more information contact:  
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[Platformhomeownership.com](https://Platformhomeownership.com)  
0333 200 7304

Please note:  
Prices and dates quoted above where correct at the time of going to print, Platform Home Ownership reserve the right to amend the details and prices above without prior consultation.  
Purchasers are advised to consult with your sales co ordinator.





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**home**  
OWNERSHIP



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