

EDWALTON FIELDS

Edwalton, NG12

2 & 3 BEDROOM
NEW HOMES

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



A COLLECTION OF 2 & 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



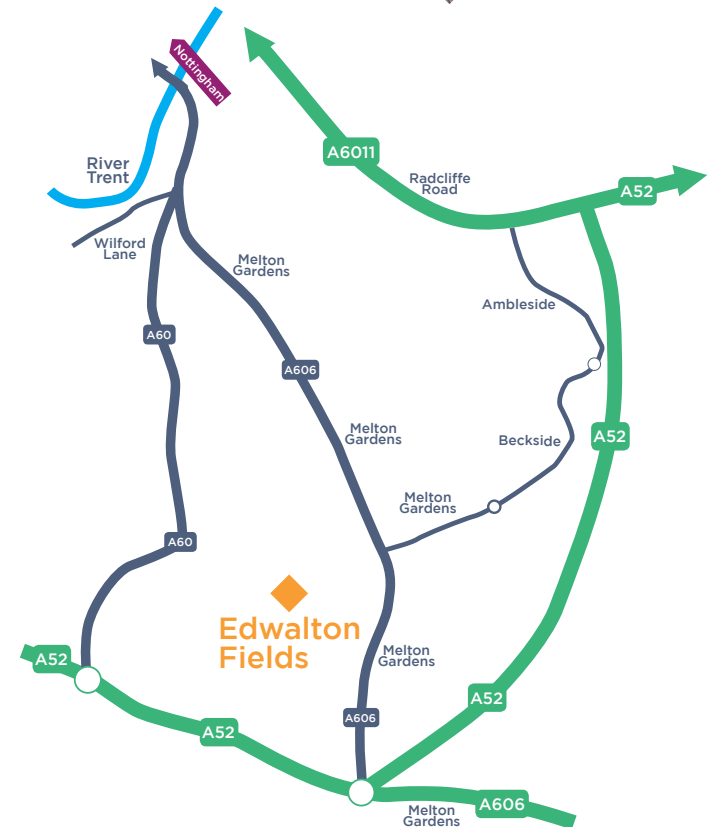
Derby



Burton-on-Trent






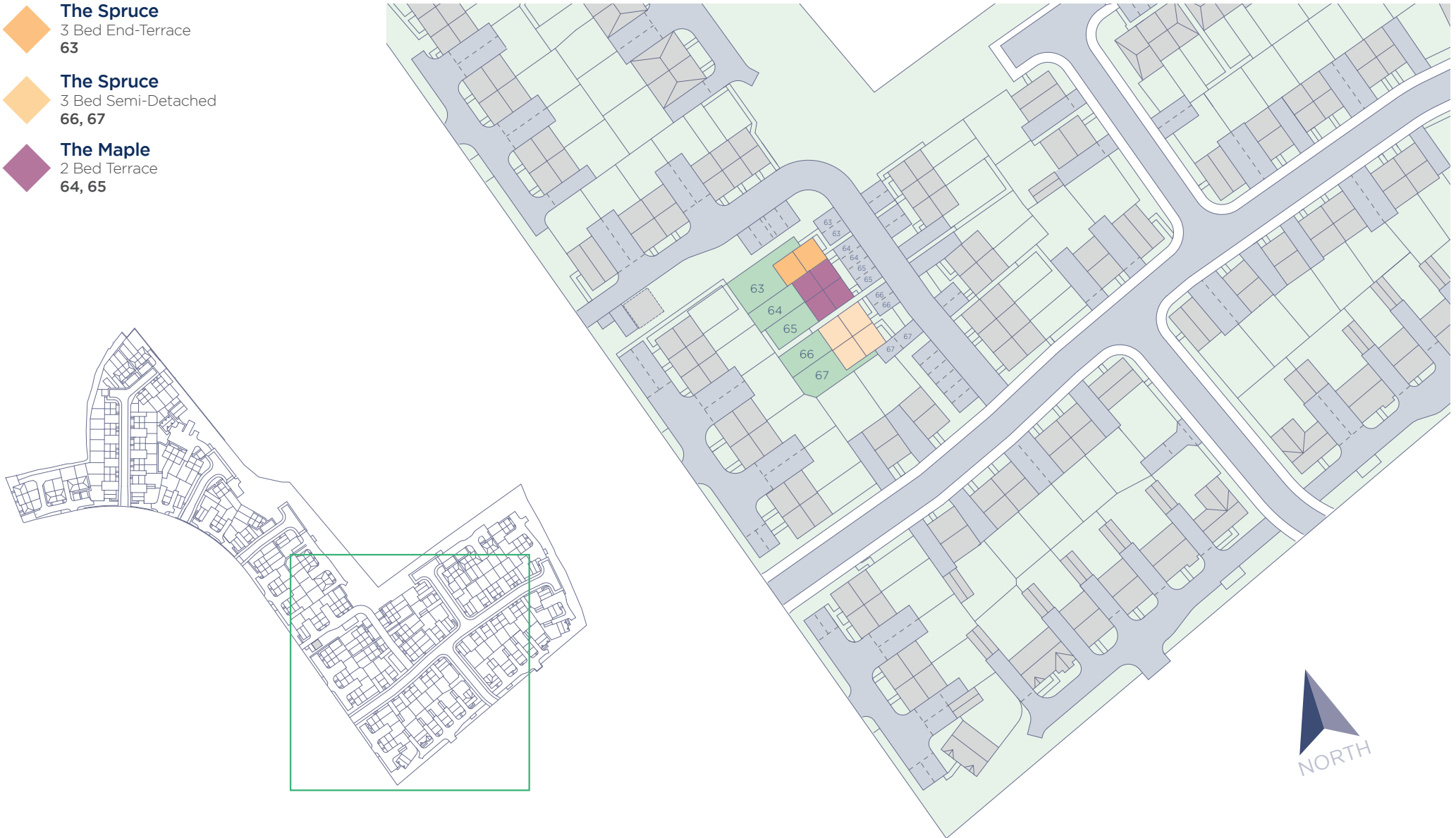
Leicester



Edwalton Fields

Site Layout

-  **The Spruce**
3 Bed End-Terrace
63
-  **The Spruce**
3 Bed Semi-Detached
66, 67
-  **The Maple**
2 Bed Terrace
64, 65





Computer generated image shown.

The Spruce

3 Bed End-Terrace home

The Spruce is a stylish three bedroom end-terrace home comprising of a well appointed front aspect kitchen, spacious living/ dining area with access to the rear 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

Living/Dining
4.64m x 4.58m 15'2" x 15'0"

Kitchen
2.95m x 2.53m 9'8" x 8'3"

TOTAL FLOOR AREA
84.55m² - 910.04 sq.ft



FIRST FLOOR

Bedroom 1
4.58m x 2.45m 15'0" x 8'0"

Bedroom 2
4.27m x 2.23m 14'0" x 7'4"

Bedroom 3
3.15m x 2.28m 10'4" x 7'6"

Bathroom
2.37m x 2.35m 7'9" x 7'9"

△ 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 for further details.



Computer generated image shown.

The Spruce

3 Bed Semi-Detached home

The Spruce is a stylish three bedroom semi-detached home comprising of a well appointed front aspect kitchen, spacious living/ dining area with access to the rear 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

Living/Dining	4.64m x 4.58m	15'2" x 15'0"
Kitchen	2.95m x 2.53m	9'8" x 8'3"

TOTAL FLOOR AREA
84.55m² - 910.04 sq.ft



FIRST FLOOR

Bedroom 1	4.58m x 2.45m	15'0" x 8'0"
Bedroom 2	4.27m x 2.23m	14'0" x 7'4"
Bedroom 3	3.15m x 2.28m	10'4" x 7'6"
Bathroom	2.37m x 2.35m	7'9" x 7'9"

△ External access C Cupboard/Storage

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Computer generated image shown.

The Maple

2 Bed Terrace home

The Maple is a stylish two bedroom terrace home comprising of a well appointed front aspect kitchen, spacious living/ dining area with access to the rear turfed garden.

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

SPECIFICATIONS

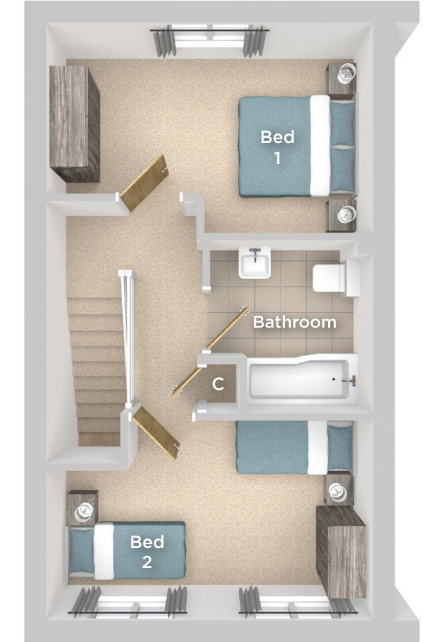
- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking



GROUND FLOOR

Living/Dining
4.45m x 3.28m 14'7" x 10'9"

Kitchen
3.52m x 2.50m 11'7" x 8'2"



FIRST FLOOR

Bedroom 1
4.45m x 2.75m 14'7" x 9'0"

Bedroom 2
4.45m x 2.89m 14'7" x 9'6"

Bathroom
2.37m x 2.24m 7'9" x 7'4"

TOTAL FLOOR AREA

72.68m² - 782.37 sq.ft

△ External access C Cupboard/Storage

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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	Sold/ Reserved
63	The Spruce 3 Bed End-Terrace House	2 Ballerina Grove, Nottingham, NG12 4GY.						
66	The Spruce 3 Bed Semi-Detached House	8 Ballerina Grove, Nottingham, NG12 4GY.						
67	The Spruce 3 Bed Semi-Detached House	10 Ballerina Grove, Nottingham, NG12 4GY.						
64	The Maple 2 Bed Mid-Terrace House	4 Ballerina Grove, Nottingham, NG12 4GY.						
65	The Maple 2 Bed End-Terrace House	6 Ballerina Grove, Nottingham, NG12 4GY.						

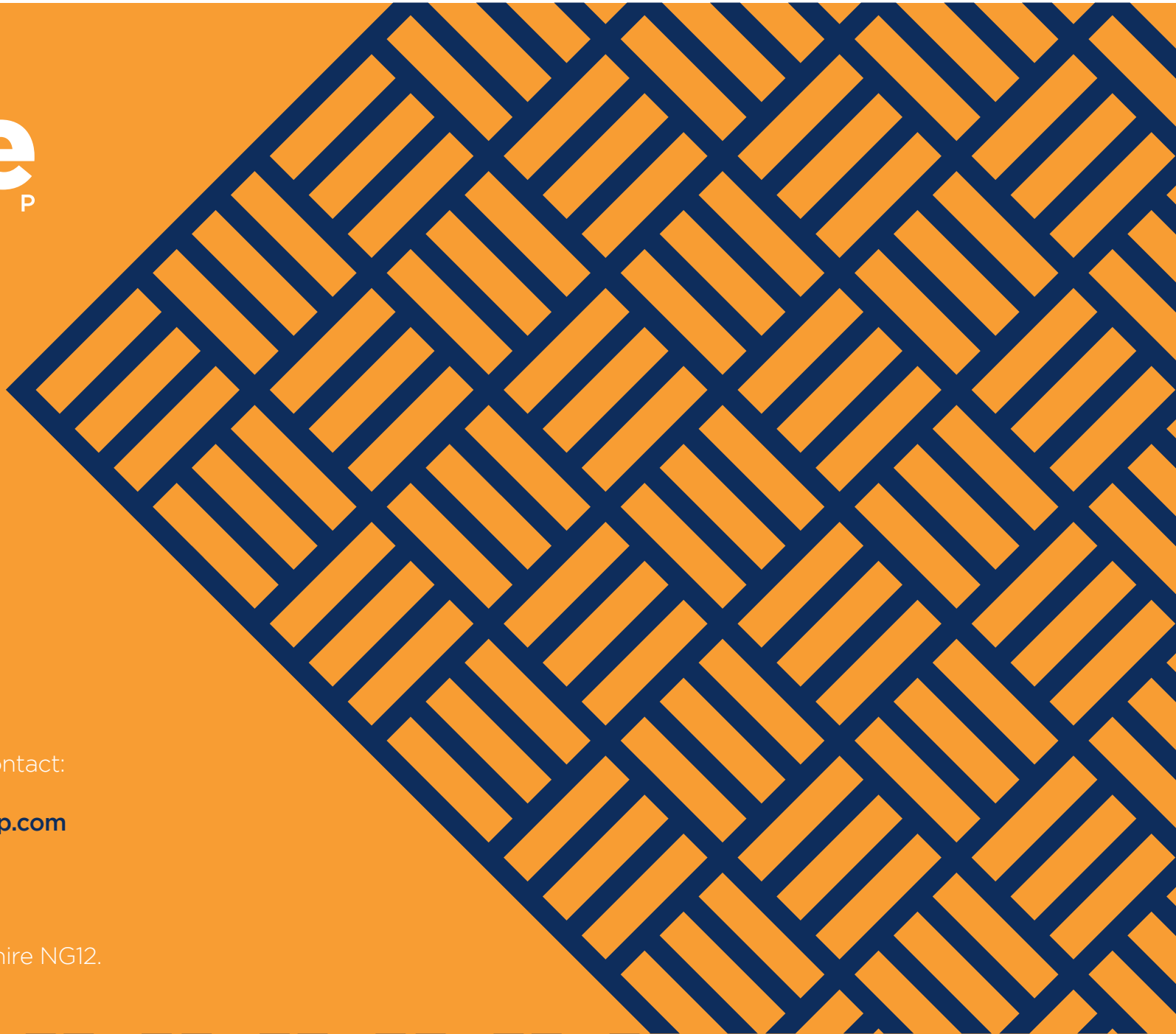
For more information contact:

Sales@Platformhg.com
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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