

THE LINES

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NOTTINGHAM

 Ashberry  
Homes







## It's the start of something new.

Welcome to Ashberry Homes, a developer of homes built to exceptional standards in carefully chosen locations; a developer that places individuality and excellence at the heart of house-building.

At Ashberry Homes, we believe that in order to create homes that are loved, they must be built with expertise, confidence and the utmost care. Our teams of skilled craftsmen work to the highest of standards, ensuring the needs of the homebuyer are always the inspiration behind our designs. What's more, our Personal Touch selection of optional finishes and upgrades allows you to make your new home as unique as you are.

This pride in our workmanship extends to the environment, with sustainable features built in to every Ashberry home to help preserve precious natural resources, while at the same time ensuring lower energy running costs for you.

From the moment you visit our sales office to the moment you step into your new Ashberry home we will be there to offer advice and guidance. Our friendly and professional team will help ensure your homebuying journey is a happy one, supporting you throughout the decisions and choices you make. And once you move in we will still be there if you need us, with a comprehensive programme of aftercare you can rely on.



Nottingham Town Hall





A convenient location  
you'll **love to call home.**



## Explore Nottingham

Associated with the legendary Robin Hood, Nottingham is celebrated for its heritage, its architecture and its sporting, educational and cultural associations. For residents and visitors alike, the city offers a wealth of leisure attractions, world-class shopping and fine dining, and in addition is surrounded by beautiful countryside, including of course, Sherwood Forest.

The city's reputation for independent shops, vintage fashion, big-name brands and lively markets make it the perfect destination for a spot of retail therapy. When it comes to dining, too, Nottingham and its surrounding villages boast an abundance of restaurants, cafés and traditional pubs, from Michelin star dining at Restaurant Sat Bains to informal eateries, every taste is catered for.

For families, the city and wider county of Nottinghamshire offer lots of exciting places to visit and adventures to experience. Explore Sherwood Forest and see the Major Oak, reputed hideaway of Robin Hood and his Merry Men, try archery, enjoy cycling and

walking trails, or view the forest from the treetops, via high ropes and zip wires with a Go Ape adventure.

Academically, the city is home to two universities: Nottingham University – ranked in the top 1% of universities internationally in 2015 – and Nottingham Trent University. Residents will also find a number of respected schools in the local area for both primary and secondary age children.

Travel to nearby villages, towns and cities is facilitated by The Limes' proximity of several major roads, including the M1 for Leicester and Birmingham to the south, and for Sheffield and Leeds to the north, the A52, the A60 and the A610. For rail travel, Nottingham train station can be reached in less than 20 minutes by car and from there regular services operate to a range of destinations including Sheffield, Leeds, Derby, Lincoln and Leicester. For domestic and international flights, East Midlands Airport is a 25-minute car journey from the development, via the M1.



All information is intended for general guidance only. Any mention of retail and leisure facilities or other amenities does not imply any mutual endorsement. References to schools and other educational establishments are included only to illustrate their proximity to the development and should not be regarded as a guarantee of eligibility or admission. Travel times are approximate and by car unless otherwise stated. Sources: the aa.com and Google. All images in this brochure are for illustrative purposes only.



**Love your home,**  
not somebody else's.







# PERSONAL TOUCH

## It's the little things – make your home your own

Our Personal Touch selection of optional finishes and fittings allows you to decide whether you want to upgrade the quality fittings we offer as standard, or even choose to include additional items so that you can make your new home as individual as you are.

And, most importantly of all, because we recognise that you want to move in to your ideal home from day one, we will ensure that all your chosen features are expertly fitted and finished by the time you move in.

### KITCHEN:

- Upgraded kitchen doors and/or units
- Composite kitchen worktop
- Wine cooler
- Integrated fridge/freezer
- Induction hob
- Integrated microwave
- Integrated washer/dryer
- Under cupboard lighting

### FLOORING:

- Carpeting
- Laminate flooring
- Luxury vinyl flooring

### CERAMIC TILING:

- Additional choice of tiling
- Tiling to additional areas
- Floor tiling
- Chrome tile trims

### WARDROBES:

- A choice of fitted wardrobes

### FIRE:

- Fire surround
- Electric fire

### BATHROOM:

- Shower over bath with shower screen and extra standard specific tiling
- Selection of shower fittings
- Chrome heated towel rail
- Bathroom accessories

### ELECTRICAL:

- Additional TV or BT point
- Additional double electrical sockets in white or chrome
- Chrome sockets and switches to full home or downstairs
- External socket
- Chrome downlighters
- Burglar alarm

### GARDENS:

- Turfed rear garden
- Patio area extended
- Decorative external lighting
- Outside tap



Although we make every effort to ensure that as many Ashberry Personal Touch choices as possible are available to you, not every development offers all the range shown above. Therefore we recommend that you consult our Sales Advisor.









**The difference**  
is in the detail.



## YOUR SPECIFICATION

- Double glazed windows
- Gas fired central heating
- Quality contemporary kitchen
- Carbon monoxide detector
- Stainless steel appliances
- Plumbing for dishwasher/washing machine (where applicable)
- Modern bathroom suite
- Wall tiling to bathroom
- Shaver point to en-suite
- Mixer taps to bath
- BT point to lounge
- TV point to lounge and Bedroom 1 (where applicable)
- External light to front and rear
- Chrome coloured ironmongery
- White emulsion to walls and ceilings
- Mains operated smoke detectors
- Mains operated doorbell
- Power and lighting to garage
- Turf to front garden

Please check with your Sales Advisor for a more detailed specification to your chosen home.





# Here for you at every step.

At Ashberry Homes we know that when you are buying and selling a home it can be a time when you need support and guidance; that's why we are here to help you.

We strive to give all our customers an enjoyable house buying experience and help make their dream home a reality by being here for you at every step of the way.

Our expert team will be by your side to advise and guide you from the moment you first visit us right through to the completion of your purchase. We'll also be by your side on moving-in day to welcome you into your new home, helping to ensure your move goes smoothly. And we don't just stop when you have the keys. Should you need us, our customer care team is on hand to help with any query you might have, no matter how small.

We work hard to provide a level of service and customer care second to none to ensure you will have many years of enjoyment in your new home.





## Ashberry Home Exchange

We understand your current home is more than bricks and mortar, it's full of hard work and memories. The time has come to move on and up, but understandably you'll only sell your home for what it's worth. That's why we'll arrange for 2 independent estate agents to value your home before we make you an offer, to ensure the price we offer is fair. That's refreshing...



## Ashberry Assisted Move

Selling your home can be hard work, so let us help. We'll work with you to appoint a local estate agent to market your home at a price you're happy with.

We'll then speak directly with the agent and call you with an update at least once a week. It all adds up to Ashberry Homes, refreshingly different.

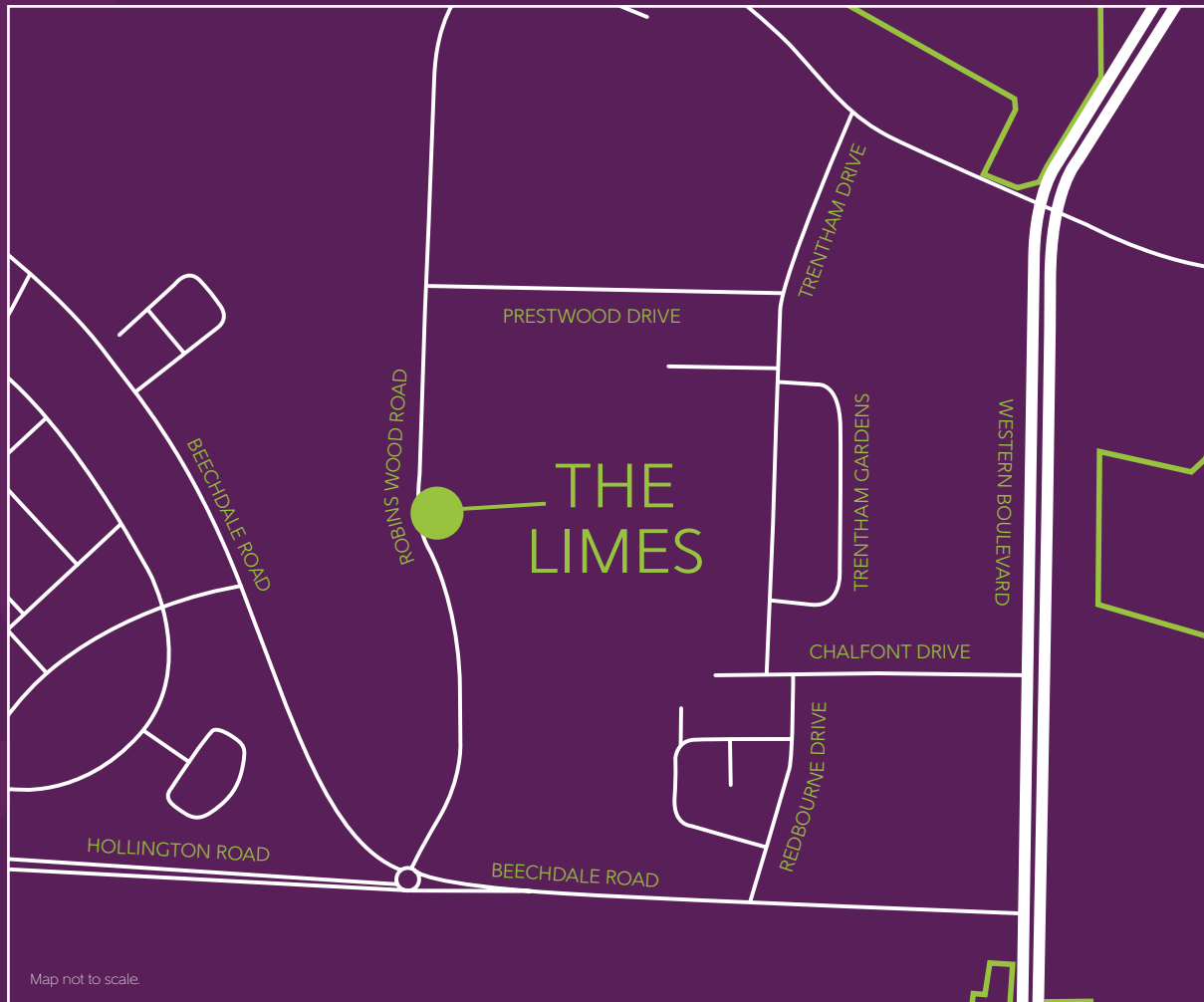


The particulars in this brochure are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

Ashberry  
Homes



We look forward to meeting you...



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**Ashberry**  
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