



Edwalton Fields

Edwalton - Phase 3

Development plan

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Edwalton Fields

Edwalton - Phase 3

- 2 bedroom home

The Hawthorn

The Hazel

The Spruce

The Cypress

The Magnolia
- 3 bedroom home

The Juniper

The Chestnut

The Aspen
- 4 bedroom home

The Birch

The Lime
- 5 bedroom home

Affordable housing

ps pumping station

hedgehog highway

car charging point



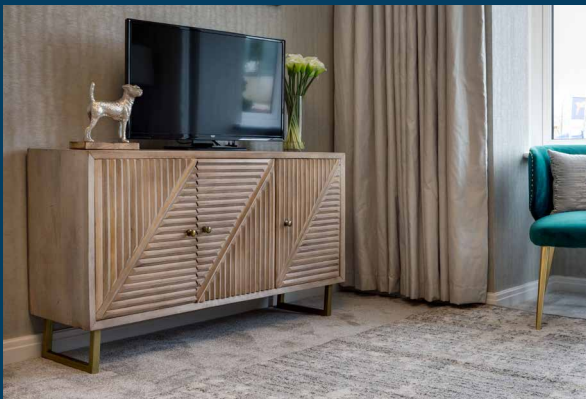
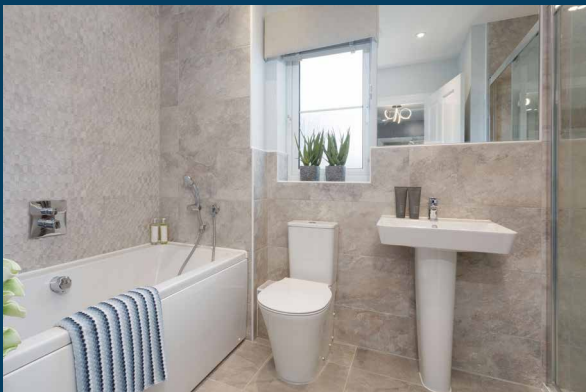
So much choice...

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new contemporary kitchen and modern bathroom. Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Bovis Homes **Select** brochure to add the finishing touches to your home to make it extra special for you!

From personalising your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your master bedroom, there are a wide range of additional options and upgrades available.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide guidance.



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The specification shown in this leaflet is correct at the time of going to press. Bovis Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Bovis Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant.

Produced by the Vistry Group Design Studio.

NEDWA DS00041 / 10.21



Specification

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Edwalton Fields

Edwalton - Phase 3

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Select** range of extras available.

	3 bedroom The Hazel	The Magnolia	The Cypress	The Spruce	4 bedroom The Juniper	The Chestnut	The Aspen	5 bedroom The Birch	The Lime
Kitchen									
Choice of Standard fitted kitchen (doors and worktops)	■	■	■	■	■	■	■		
Choice of Premium fitted kitchen (doors and worktops)								■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap									
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap	■	■	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility			■	■				■	■
Indesit hob (60cm) with built-in single oven (high level or under), with stainless steel splashback and curved glass chimney hood	■	■	■	■					
Hotpoint hob (75cm) with built-in double oven (high level or under), with stainless splashback and curved glass chimney hood					■	■	■		
Bosch (75cm) hob with built-in double oven at high level, with stainless splashback and stainless steel pyramid chimney hood								■	
Bosch (75cm) hob with two built-in single ovens at high level, with stainless splashback and stainless steel chimney hood*									■
Integrated (Indesit) 50 / 50 fridge freezer					■	■	■	■	■
Fridge freezer space	■	■	■	■					
Integrated (Indesit) dishwasher								■	■
Space for integrated dishwasher	■		■	■	■	■	■		
Space for washing machine with plumbing and electrics in kitchen	■	■				■			
Space for washing machine with plumbing and electrics in utility			■	■			■	■	
LED under-unit flexible strip lighting								■	■
Downlighting to kitchen	■	■	■	■	■	■	■	■	■
Bathrooms and en suite(s)									
Ideal Standard Concept Air sanitary ware suite in white	■	■	■	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■	■	■	■	■
Ideal Standard shower tray with glass enclosure	■	■	■	■	■	■	■	■	■
Handheld hair wash attachment	■	■	■	■	■	■	■	■	■
Porcelanosa wall tiling with splashback (half height over bath and full height to shower cubicle)	■	■	■	■	■	■	■	■	
Porcelanosa half height tiling on all walls holding sanitary ware								■	■
Shaver socket to bedroom 1 en suite	■	■	■	■	■	■	■	■	■
Chrome Bezel head LED lighting to bathroom, en suite and cloakroom	■	■	■	■	■	■	■	■	■
Chrome towel warmer in bathroom and en suite					■	■	■	■	■
Bedrooms									
Built-in wardrobe(s) to bedroom 1 (with shelf and rail)					■	■	■	■	■



	3 bedroom The Hazel	The Magnolia	The Cypress	The Spruce	4 bedroom The Juniper	The Chestnut	The Aspen	5 bedroom The Birch	The Lime
Doors and Windows									
Front door with multi-point security locking system and security chain	■	■	■	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■	■	■	■
Double glazed PVCu French doors	■	■	■	■					
Powder coated aluminium double glazed bi-fold doors					■	■	■	■	■
Cottage style internal doors	■	■	■	■	■	■	■	■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■	■	■	■	■	■	■	■
General									
White painted walls and smooth white ceilings	■	■	■	■	■	■	■	■	■
Combined USB / double sockets in kitchen and bedroom 1	■	■	■	■	■	■	■	■	■
Multi-media point in living room	■	■	■	■	■	■	■	■	■
TV point to cupboard / living room and study (where applicable)	■	■	■	■	■	■	■	■	■
Master telephone socket	■	■	■	■	■	■	■	■	■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	■	■	■	■	■	■	■		
Gas central heating with wall mounted boiler and separate hot water cylinder, programme selector and room thermostat(s)								■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■	■	■	■	■
Front porch light included and wiring only for external rear lighting	■	■	■	■	■	■	■	■	■
Doorbell fitted	■	■	■	■	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■	■	■	■	■
Outside tap	■	■	■	■	■	■	■	■	■
Power and lighting to garage (where applicable)	■	■	■	■	■	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable).	■	■	■	■	■	■	■	■	■
Landscaped front gardens	■	■	■	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■	■	■	■
First two years' customer service support from Bovis Homes	■	■	■	■	■	■	■	■	■

■ Fitted as standard - included in the property

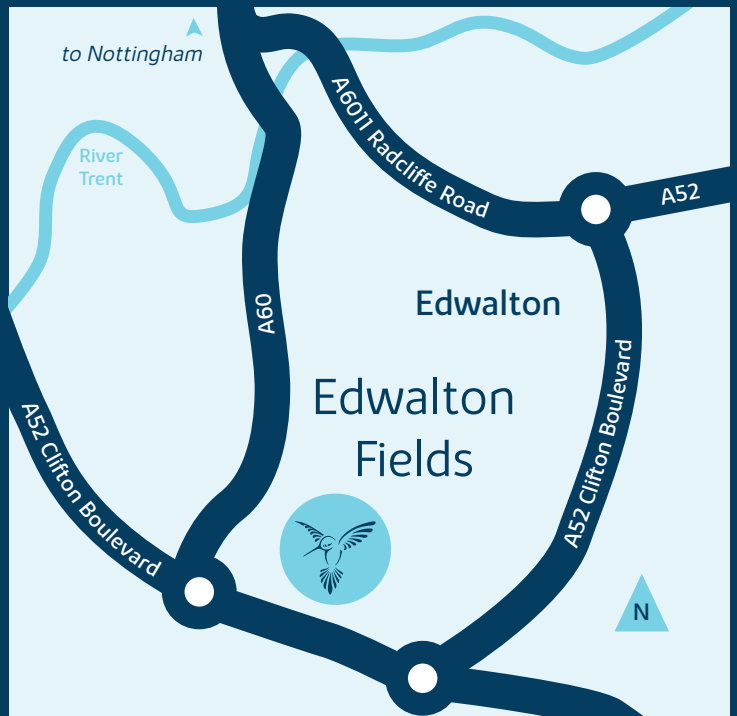
* Subject to stage of construction
Specification applies to plots: 1-10, 12-22, 23-31, 38-50 and 78-94

Edwalton Fields

Edwalton, Nottinghamshire
NG12 4DR

From M1 Junction 25

- Take A52 for Nottingham, Brian Clough Way
- Continue along the A52, Brian Clough Way for approximately 11 miles
- At the roundabout with Middleton Boulevard take the 3rd exit onto Clifton Boulevard, continuing on A52
- Continue on the A52 for about 2 miles, crossing the River Trent at Clifton Bridge
- At the next roundabout take the 2nd exit to continue on the A52
- At Wheatcroft Island take the 1st exit onto A606 Melton Road
- Edwalton Fields can be found a short distance ahead on the left hand side



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This plan has been produced for home identification purposes only and may be subject to change. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of going to print.

Bovis Homes Limited, Mercia region
Dunston Hall, Dunston, Stafford, Staffordshire ST18 9AB. Telephone: 01785 714 412

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NEDWA DS0041 / 10.21





The Hawthorn

2 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Hawthorn

2 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.73 x 2.92	12' 2" x 9' 6"
Sitting / dining area	4.07 x 4.05	13' 4" x 13' 3"

First floor

Bedroom 1	4.07 x 2.69	13' 4" x 8' 9"
Bedroom 2	4.07 x 2.82	13' 4" x 9' 3"

The Hawthorn | X203 01 NEDWA |

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* Windows apply to selected plots only. Please see sales consultant for further details.

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

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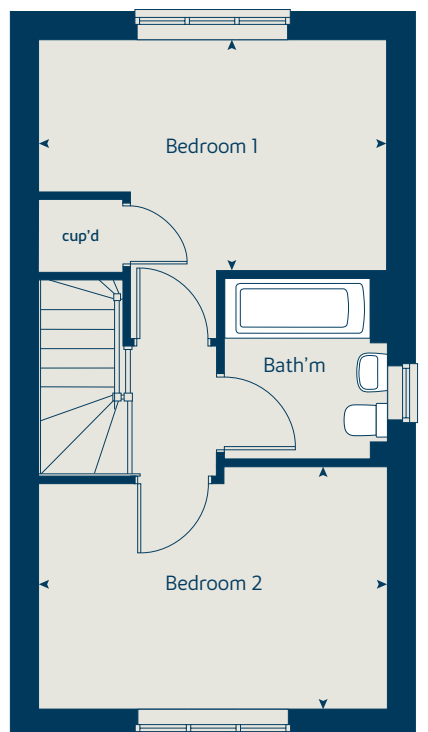
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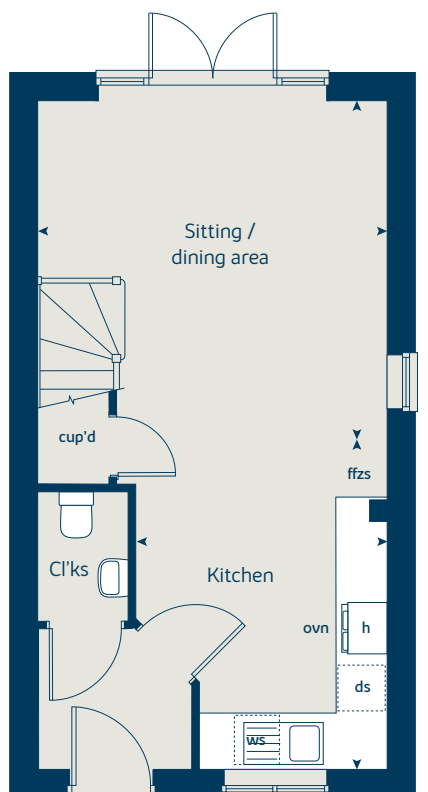
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First floor



Ground floor





The Hazel

3 bedroom home

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**Bovis
Homes** 

The Hazel

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	5.19 x 2.99	17' 0" x 9' 9"
Sitting room	4.17 x 3.66	13' 8" x 12' 0"

First floor

Bedroom 1	3.54 x 2.97	11' 7" x 9' 8"
Bedroom 2	3.04 x 2.95	9' 11" x 9' 8"
Bedroom 3	2.44 x 2.15	8' 0" x 7' 0"

The Hazel | X305 01 NEDWA |

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h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

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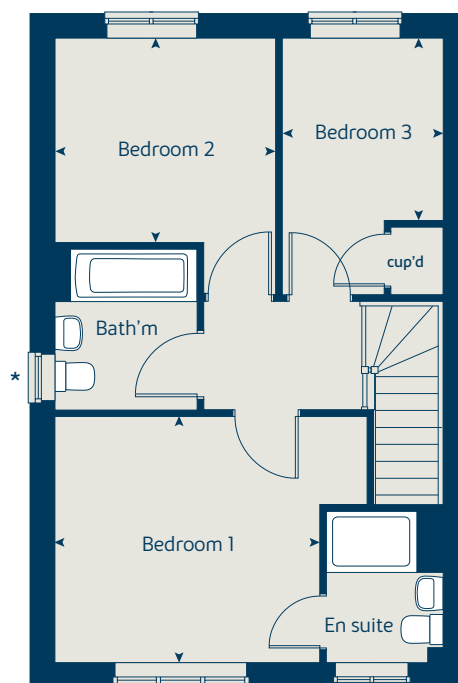
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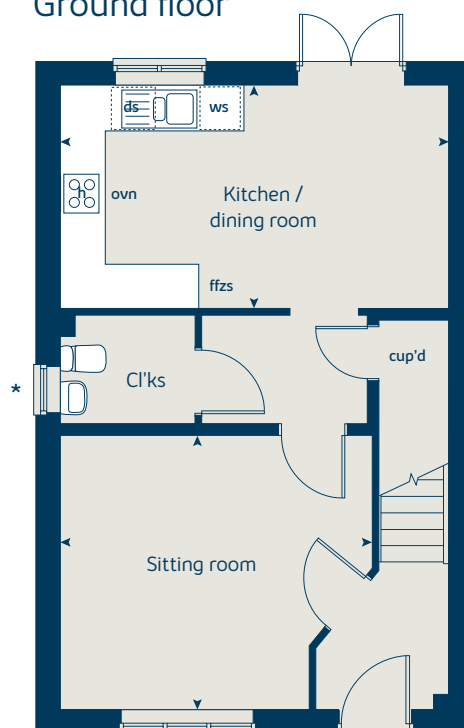
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NEDWA GD59253 / 04.21

First floor



Ground floor





The Chestnut

4 bedroom home

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**Bovis
Homes** 

The Chestnut

4 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.03 x 3.04	13' 2" x 9' 11"
Dining / family area	4.59 x 2.85	15' 0" x 9' 4"
Sitting room	4.98 x 3.40	16' 4" x 11' 1"
Study	3.40 x 1.81	11' 1" x 5' 11"

First floor

Bedroom 1	3.24 x 2.98	10' 7" x 9' 8"
Bedroom 2	3.48 x 3.36	11' 5" x 11' 0"
Bedroom 3	3.25 x 2.35	10' 7" x 7' 8"
Bedroom 4	3.42 x 2.34	11' 2" x 7' 8"

The Chestnut | X413 01 NEDWA |

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ovn	oven	ffzr	fridge freezer
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ldr	larder		

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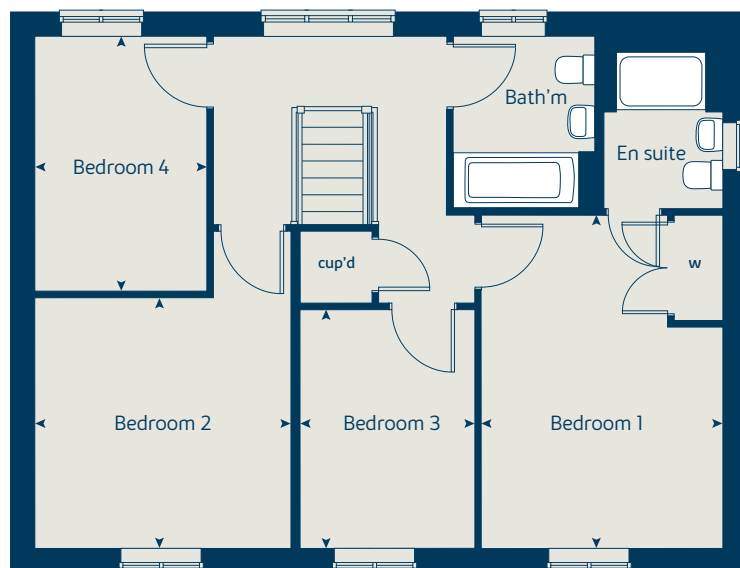
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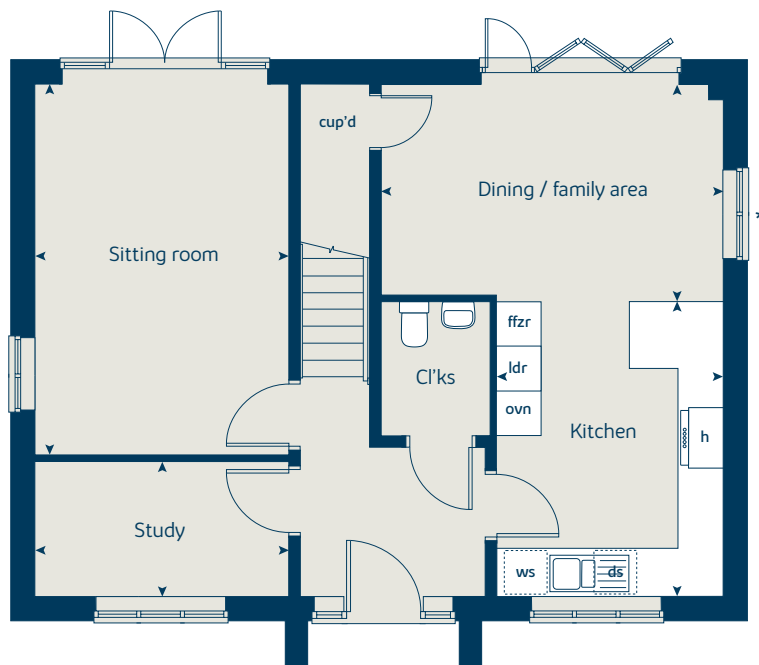
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First floor



Ground floor





The Birch

5 bedroom home

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**Bovis
Homes** 

The Birch

5 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.94 x 3.71	12' 11" x 12' 2"
Family / dining area	5.42 x 3.51	17' 9" x 11' 6"
Sitting room	4.17 x 3.61	13' 8" x 11' 10"
Study / dining room	3.41 x 3.00	11' 2" x 9' 10"

First floor

Bedroom 1	3.62 x 3.51	11' 10" x 11' 6"
Bedroom 2	3.92 x 2.90	12' 9" x 9' 6"
Bedroom 3	3.06 x 2.82	10' 0" x 9' 3"
Bedroom 4	2.98 x 2.83	9' 9" x 9' 3"
Bedroom 5	3.00 x 2.83	9' 10" x 9' 3"

The Birch | X518 (IF) 01 NEDWA |

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ovn	oven	ldr	larder
h	hob	cyl	hot water cylinder
dw	dishwasher	w	wardrobe
ws	washing machine space	cup'd	cupboard
ffzr	fridge freezer	◄ ►	measuring points

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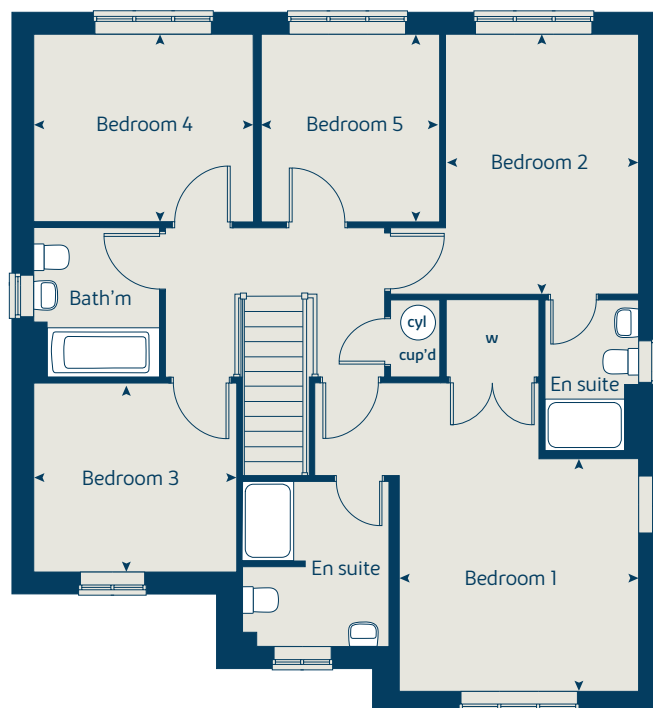
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First floor



Ground floor





The Lime

5 bedroom home

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**Bovis
Homes** 

The Lime

5 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.24 x 3.05	13' 10" x 10' 0"
Family / dining area	4.65 x 3.59	15' 2" x 11' 8"
Sitting room	5.39 x 3.86	17' 8" x 12' 7"
Dining room	3.86 x 2.78	12' 7" x 9' 1"
Study	3.58 x 2.55	11' 8" x 8' 4"

First floor

Bedroom 1	4.05 x 3.76	13' 3" x 12' 3"
Bedroom 2	4.05 x 3.52	13' 3" x 11' 6"
Bedroom 3	3.26 x 3.24	10' 7" x 10' 6"
Bedroom 4	3.55 x 2.26	11' 7" x 7' 4"
Bedroom 5	2.83 x 2.64	9' 3" x 8' 7"

The Lime | X520 (IF) 01 NEDWA |

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ovn	oven	cyl	hot water cylinder
h	hob	w	wardrobe
dw	dishwasher	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ffzr	fridge freezer		

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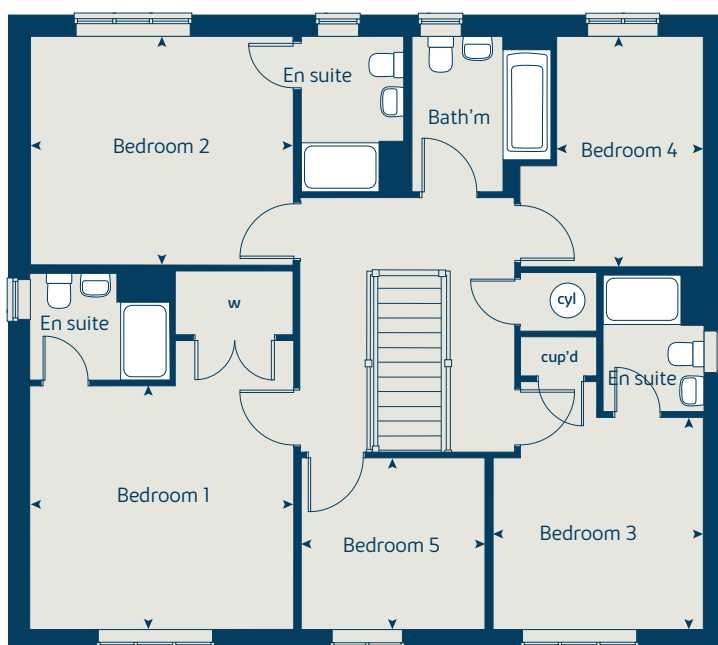
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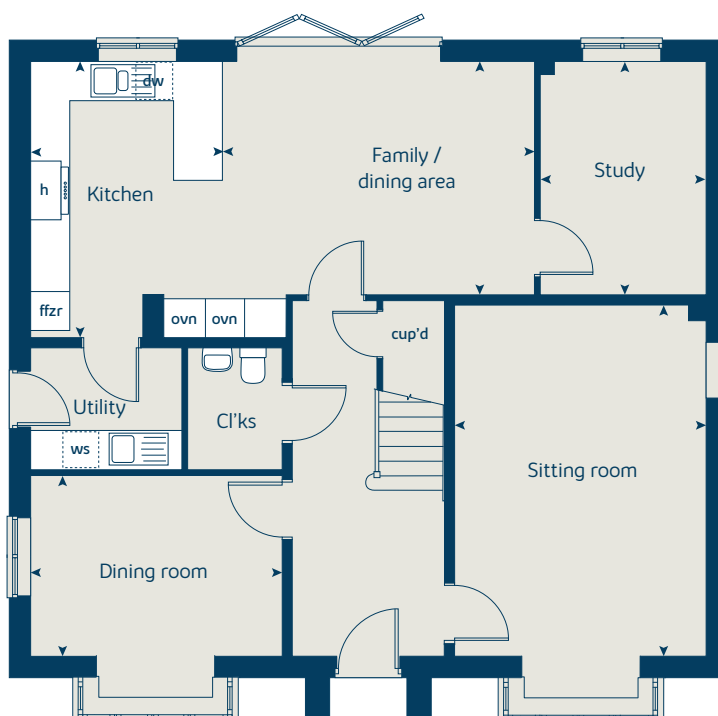
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First floor



Ground floor



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The Rowan

3 bedroom home

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**Bovis
Homes** 

The Rowan

3 bedroom home

Ground floor	metres	feet / inches
Kitchen	2.85 x 2.46	9' 4" x 8' 1"
Sitting / dining room	5.49 x 5.19	18' 0" x 17' 0"

First floor

Bedroom 1	3.68 x 3.57	12' 1" x 11' 8"
Bedroom 2	2.97 x 2.44	9' 8" x 8' 0"
Bedroom 3	3.54 x 2.13	11' 7" x 6' 11"

The Rowan | X306 01 NEDWA |

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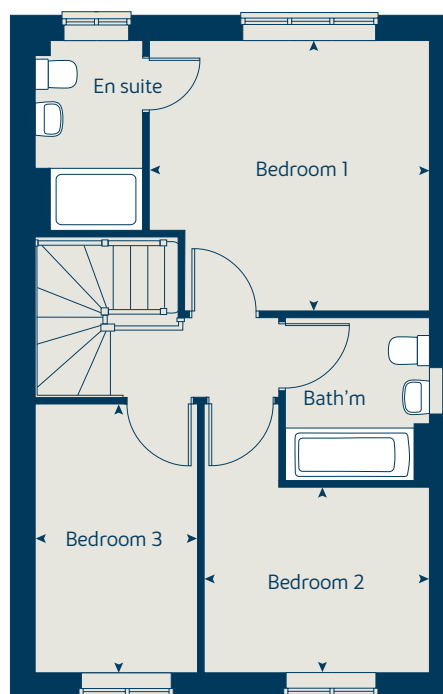
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First floor



Ground floor

