

Eaton Place

Nuneaton, Warwickshire

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Eaton Place: key features

- + Range of 2, 3 and 4 bedroom homes
- + Excellent transport links
- + Beautiful rural location
- + Close to local amenities
- + Selection of good schools nearby

Find your perfect new home...

Eaton Place is our new collection of homes on the outskirts of Nuneaton. This development of two, three, four and five bedroom homes will be perfect, whether you're looking for your first home or need more space for a growing family.

Positioned between Nuneaton and Hinckley, Eaton Place is in an ideal location. Nuneaton benefits from great commuter links to Coventry and Birmingham, with rail links enabling you to reach London Euston in an hour.

The town dates mainly back to the late 12th century, when a small group of Benedictine nuns founded a priory beside the River at Eaton. The settlement that developed nearby took the name Nuneaton, which literally means 'the nun's farmstead by the river'. Nuneaton is best known for its connections with Victorian novelist Mary Anne Evans, who wrote under the pen name of George Eliot.

In recent years, the town centre has

undergone extensive regeneration and offers a great choice of shops, pubs, restaurants and leisure activities.

As a resident of Eaton Place you can enjoy being part of a small town in Warwickshire with a wide range of facilities including; both Asda and Sainsbury's supermarkets within a 5-minute drive

Nuneaton town centre is within a 5-minute drive offering a range of bars, cafés, restaurants high street shops; the Abbeygate Shopping Centre is in the heart of the town and the Ropewalk Shopping Centre attracts shoppers from the surrounding areas.

For those that are into health and fitness there are a number of gyms for you to choose from including PureGym and Nuffield Health Fitness and Wellbeing Gym. The Ambleside Club boasts some of the finest facilities in Nuneaton, including football and cricket pitches, an all-weather floodlit playing area, three tennis courts and two netball courts as well as two function rooms.

Local schooling nearby...

For those of you with young families, there's a wealth of education nearby, including Milby Primary School, Hartshill School, St Thomas Moore Catholic School, and St Nicolas C of E.

With a thriving local community, great



You'll be well connected...

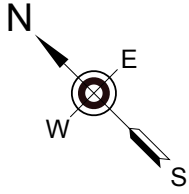
Eaton Place is in a great location when it comes to transport links; it's 20 miles east of Birmingham and is close to the M6, the M42 and the A5. There are excellent rail links, enabling you to reach London Euston in an hour.

For travel close to home there is a good local bus network, and for further afield the airports of Birmingham and East Midlands are approximately 35-minutes away by car.

Approximate travel distance to:

- ▶ Nuneaton train station: 1.7 miles
- ▶ Coventry: 12.6 miles
- ▶ Tamworth: 14.1 miles
- ▶ Leicester: 18.5 miles
- ▶ Birmingham airport: 23.6 miles
- ▶ Birmingham: 26.5 miles
- ▶ East Midlands airport: 26.9 miles

Eaton Place Site plan





Key

- | | | | |
|--|--|--|---|
| ● The Alnwick (2) | ● The Hatfield (3) | ● The Corby (3) | ● The Chedworth (4) |
| ● The Hanbury (3) | ● The Clayton (3) | ● The Roseberry (4) | ● The Warwick (5) |
| ● The Rufford (3) | ● The Clayton-A (3) | ● The Leicester (4) | ● The Corfe (5) |
| ● The Yarm (3) | ● The Beech (3) | ● The Lumley (4) | ● Affordable Housing |

(3) indicates number of bedrooms

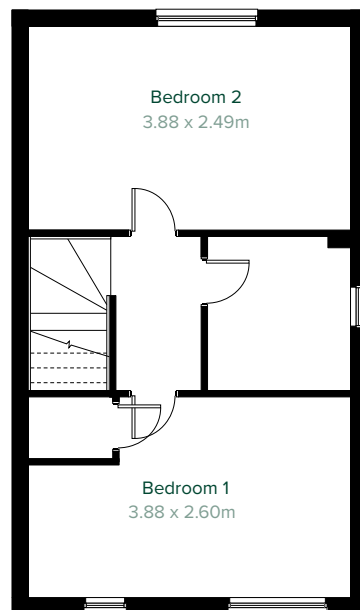
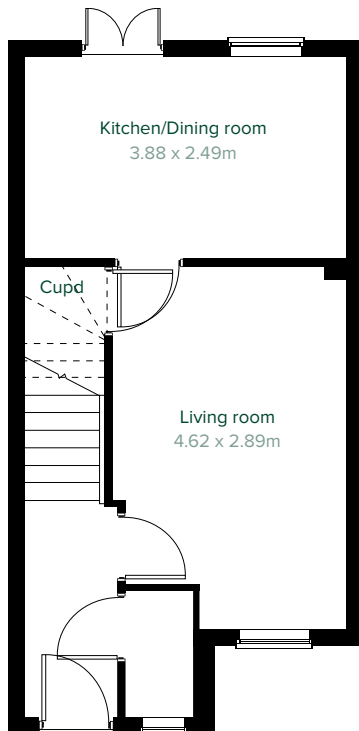
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Key features...

- + Open plan kitchen/dining room with garden access
- + Front aspect living room
- + Family bathroom

The Alnwick

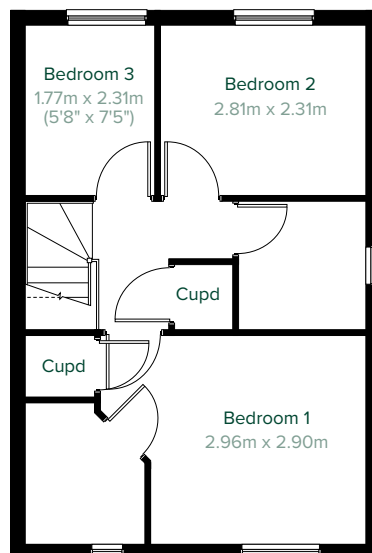
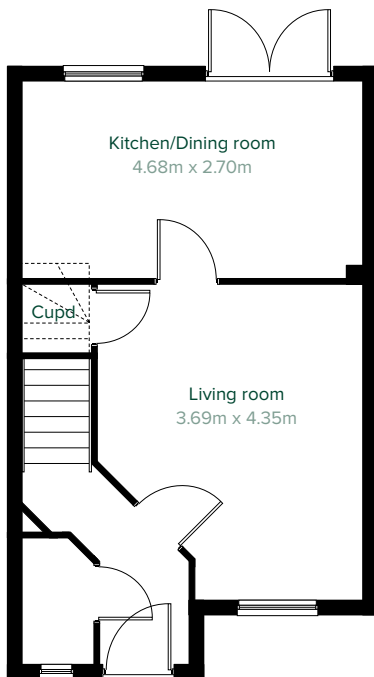




Key features...

- + Open plan kitchen/dining room with garden access
- + Front aspect living room
- + Bedroom 1 with en suite

The Hanbury



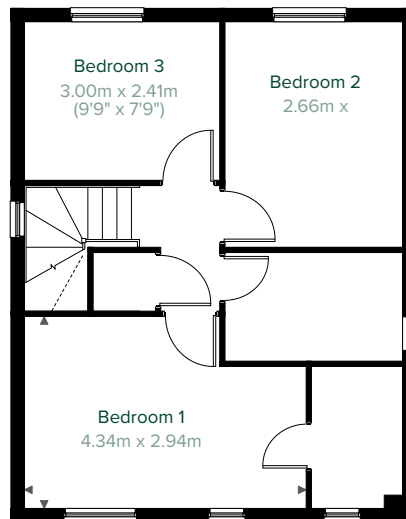
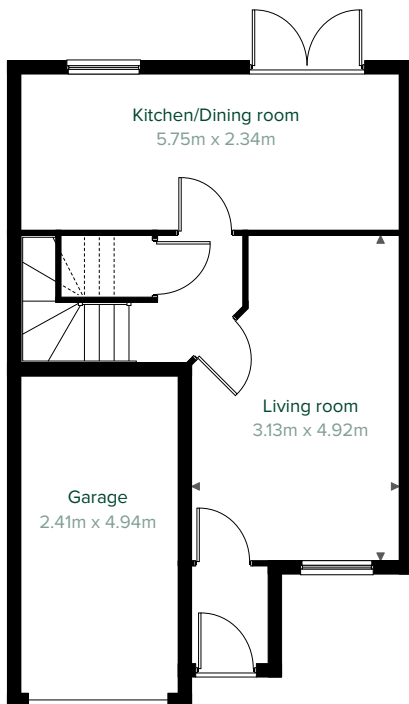
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Key features...

- + Open plan kitchen/dining room with garden access
- + Front aspect living room
- + Bedroom 1 with en suite
- + Family bathroom

The Rufford

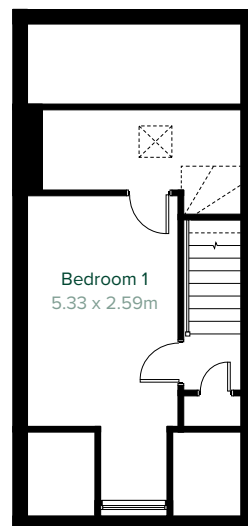
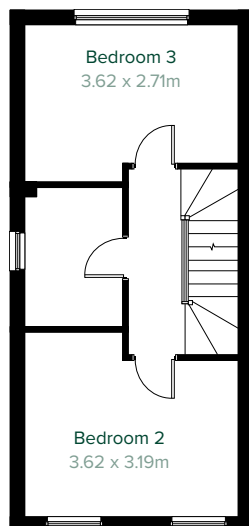
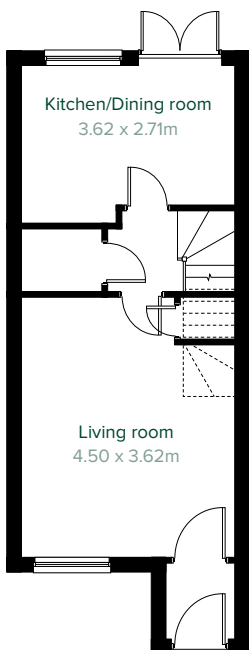




Key features...

- + Open plan kitchen/dining room with garden access
- + Front aspect living room
- + Bedroom 1 with en suite

The Yarm

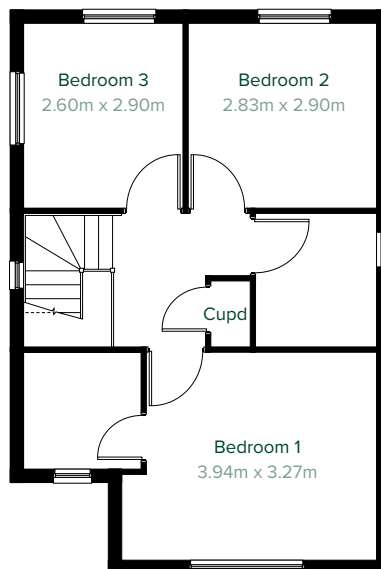
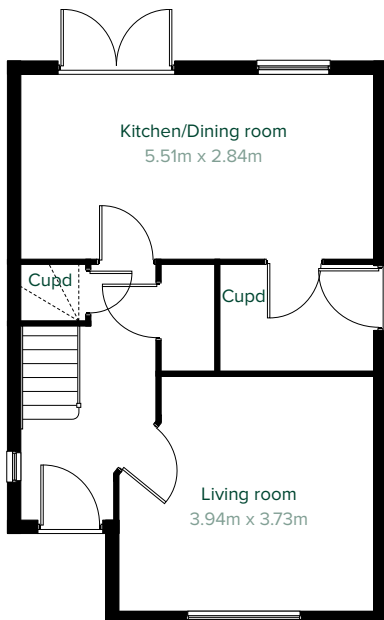




Key features...

- + Open plan kitchen/dining room with garden access
- + Front aspect living room
- + Utility room with outside access
- + Bedroom 1 with en suite

The Hatfield

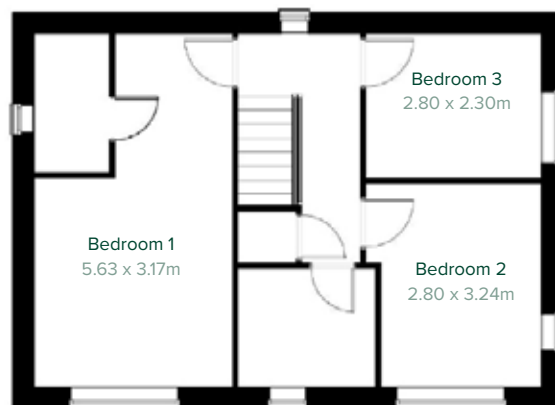
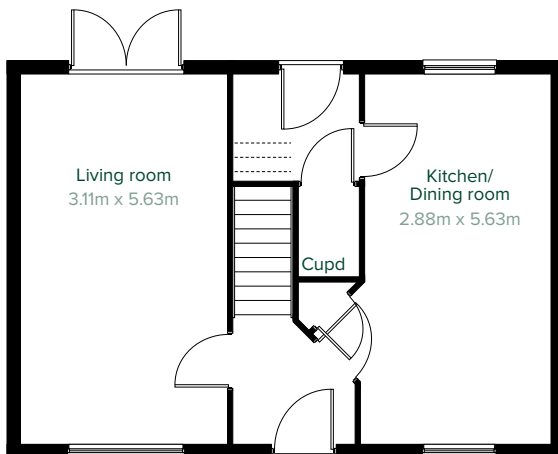




Key features...

- + Open plan kitchen/dining room
- + Dual aspect living room with garden access
- + Utility room with outside access
- + Bedroom 1 with en suite

The Clayton

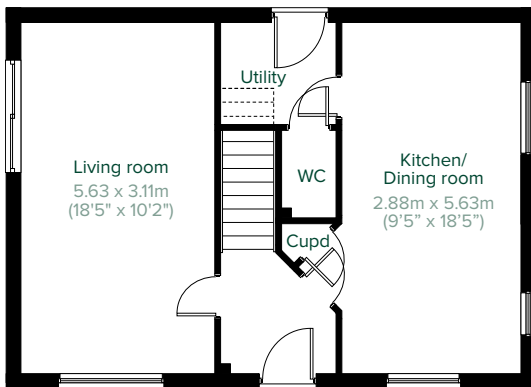




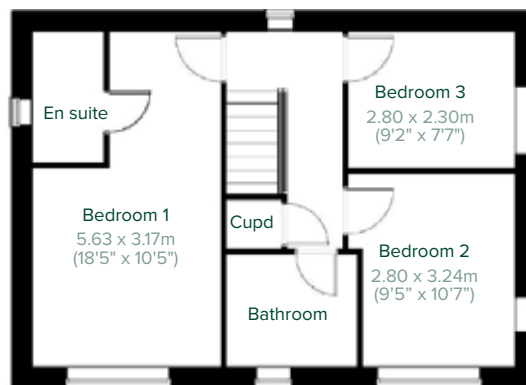
Key features...

- + Open plan kitchen/dining room
- + Dual aspect living room with garden access
- + Utility room with outside access
- + Bedroom 1 with en suite

The Beech



Ground floor



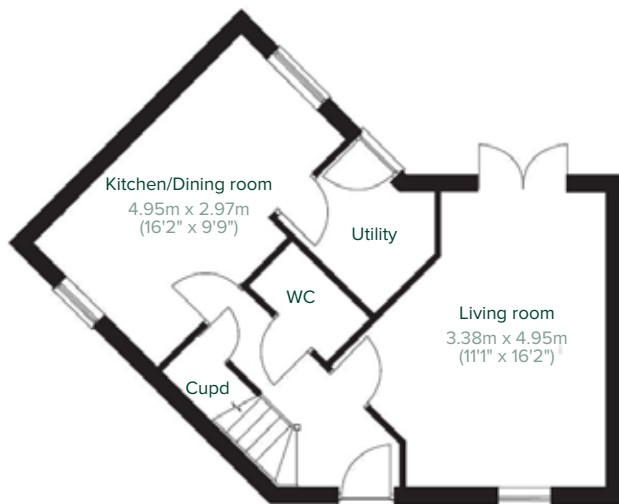
First floor



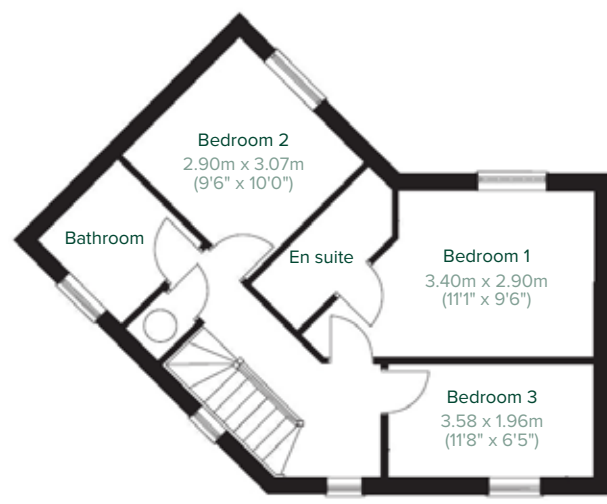
Key features...

- + Open plan dual aspect kitchen/ dining room
- + Double aspect living room with French doors leading to the garden
- + Utility room with outside access
- + Bedroom 1 with en suite
- + Family bathroom
- + Integral garage

The Corby



Ground floor



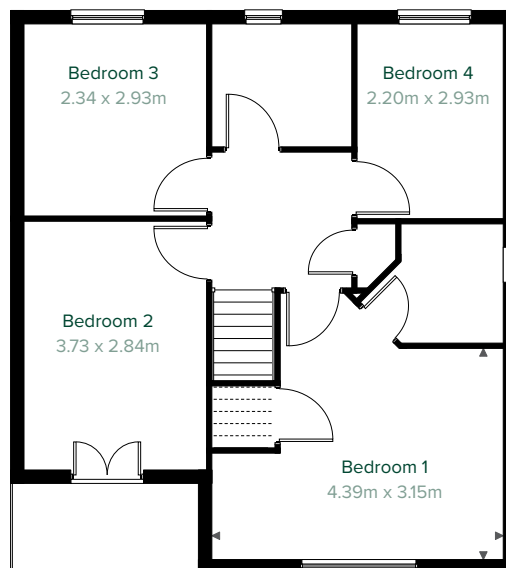
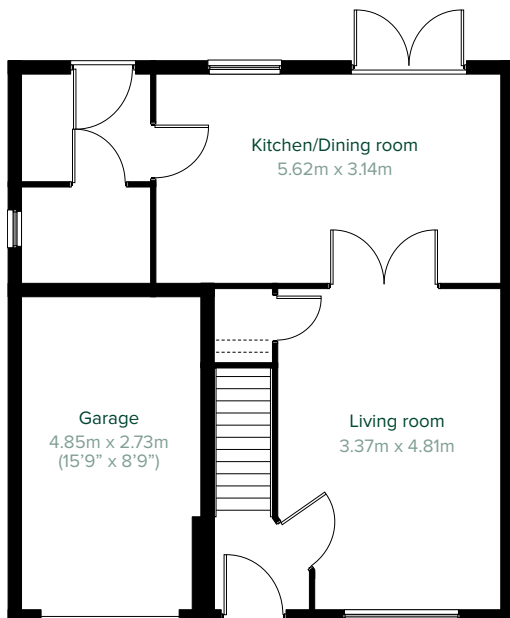
First floor



Key features...

- + Open plan kitchen/dining room with garden access
- + Front aspect living room
- + Utility room with outside access
- + Bedroom 1 with en suite
- + Family bathroom

The Roseberry

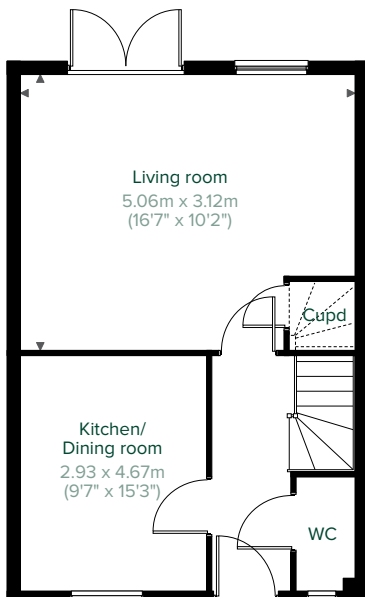




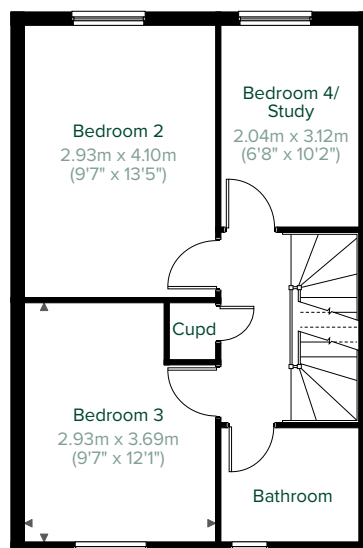
Key features...

- + Open plan kitchen/dining room
- + Living room with garden access
- + Bedroom 1 with en suite
- + Bedroom 4 can be used as a study
- + Family bathroom

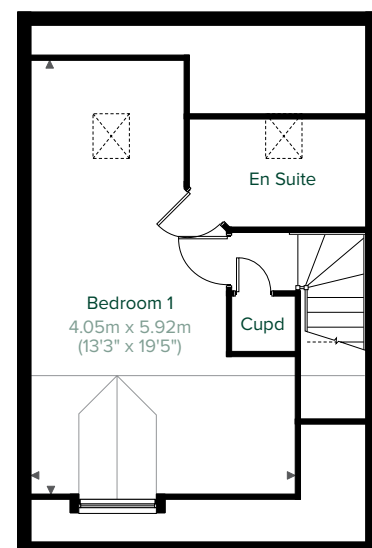
The Leicester



Ground floor



First floor



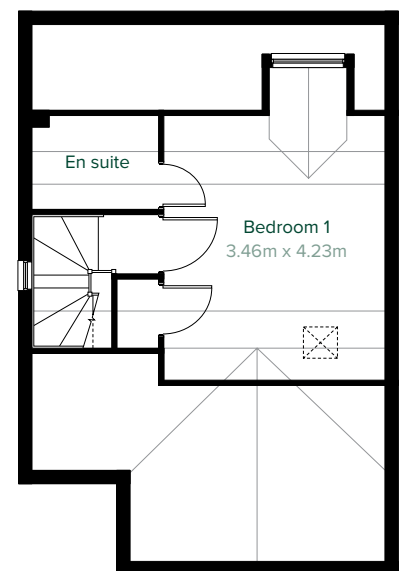
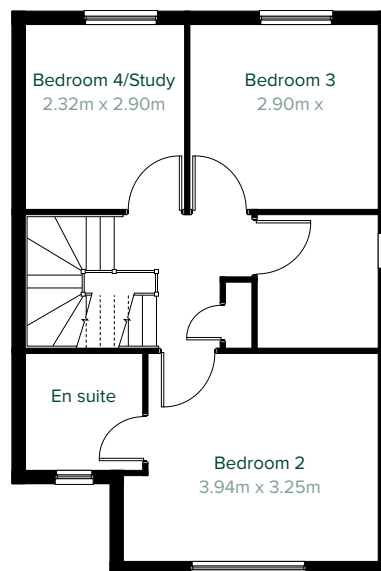
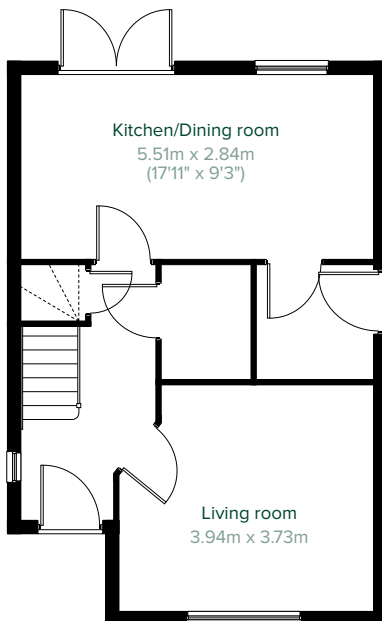
Second floor



Key features...

- + Open plan kitchen/dining room with garden access
- + Front aspect living room
- + Utility room with outside access
- + Bedroom 1 with en suite
- + Bedroom 2 with en suite
- + Bedroom 4 can be used as a study
- + Family bathroom

The Lumley

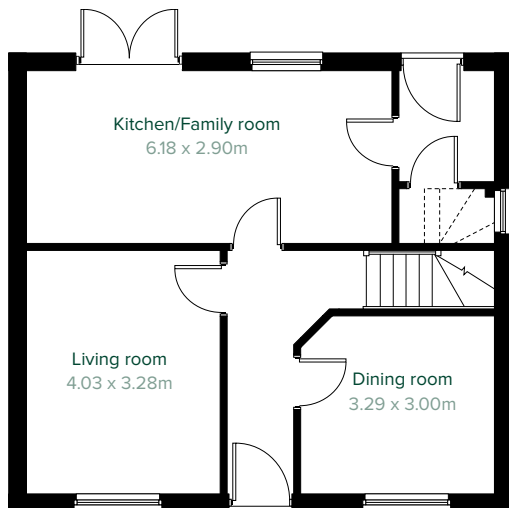




Key features...

- + Living room with garden access
- + Front aspect dining room
- + Kitchen leading to utility room with outside access
- + Bedroom 1 with en suite
- + Family bathroom

The Chedworth

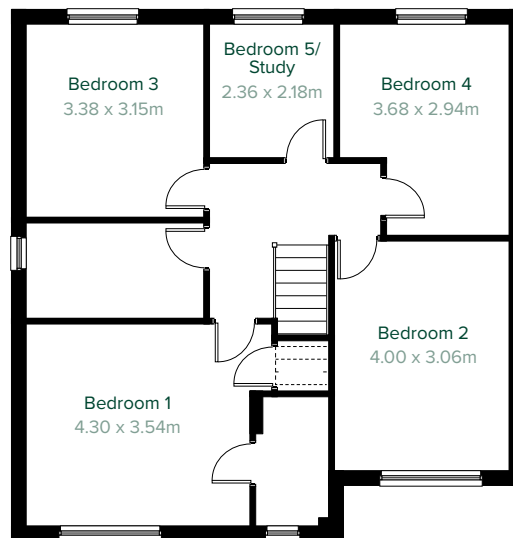
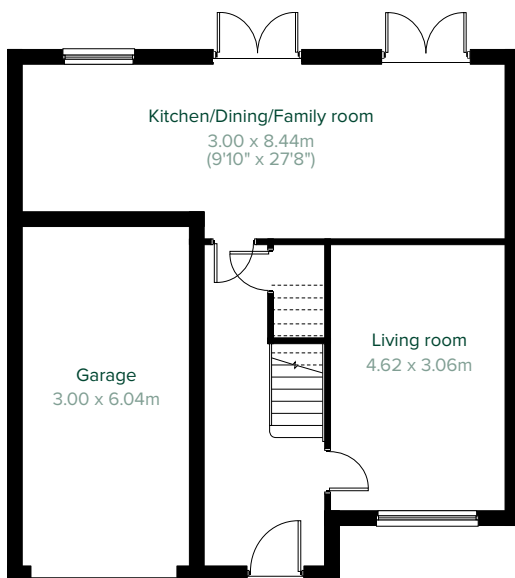




Key features...

- + Open plan kitchen/dining/family room with garden access
- + Front aspect living room
- + Bedroom 1 with en suite
- + Bedroom 5 can be used as a study
- + Family bathroom
- + Integral garage

The Warwick

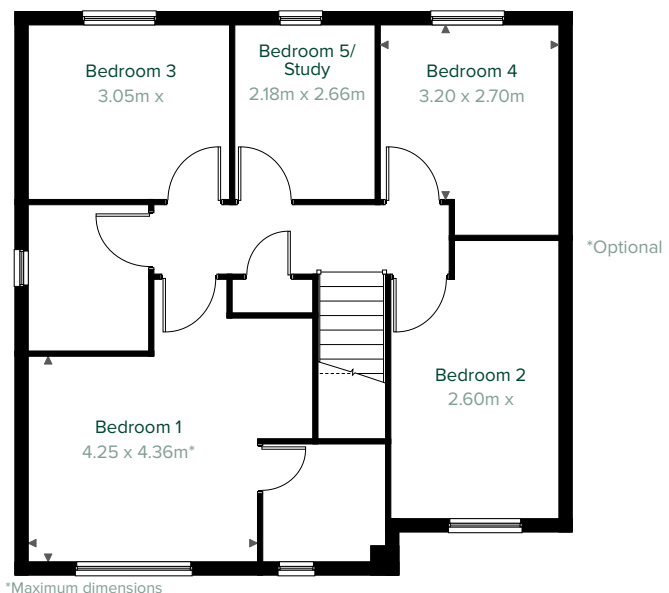
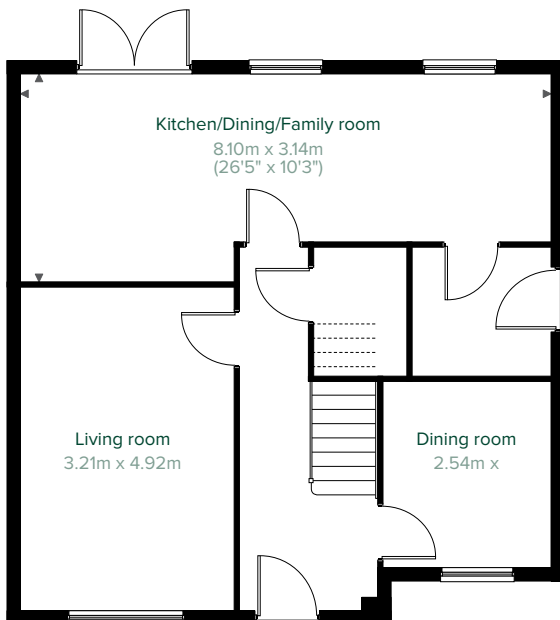




Key features...

- + Open plan kitchen/dining/ breakfast room with garden access
- + Separate dining room
- + Front aspect living room
- + Utility room with outside access
- + Bedroom 1 with en suite
- + Bedroom 5 can be used as a study
- + Family bathroom

The Corfe



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Add some Finishing

Touches

Imagine having your brand new home, exactly the way you want it, ready for you when you move in. That's what Finishing Touches can do for you...

Ensuring your property reflects your personality is important. After all, that's how to feel truly comfortable in the most important place to you – your own home. We all dream of owning a home that reflects our individual tastes and personality. And at Persimmon we believe in giving every house buyer that special privilege. That's why we build an impressive range of house types at such great value-for-money prices.

But choosing a home to suit you down to the ground is only the start. Our Finishing Touches collection lets you personalise your home inside and out, and enhance it by adding or upgrading selected items from an extensive range. And you can be confident that each item has been carefully chosen to complement the style and immaculate finish of your new home.

The choice is all yours...

Your choices from the Finishing Touches collection include carpets, wardrobes, kitchen and bathroom upgrades, fixtures and appliances as well as a multitude of other popular fixtures and fittings. So you can begin to see just how much you can personalise your home.

Choose from our extensive range of carefully-selected products and services from leading suppliers and manufacturers. We are one of the UK's major house builders, and with our buying power, we can offer you our range of Finishing Touches at highly competitive prices. What's more, it can all be done from the comfort and convenience of the marketing suite with experienced sales advisors on hand to help you.

Reserve early for more options

Providing your property is at a suitable stage of construction, we'll be delighted to add the Finishing Touches that will make your home a place you can truly call your own. It's worth remembering, the earlier you reserve your home, the more Finishing Touches you'll have available to you.

Adding Finishing Touches means you get all of the benefits with none of the inconvenience. It makes home buying easier than ever because when you move in, all of those special details will have been taken care of for you. Then all you have to do is sit back and enjoy all the comforts of your new home right from day one. Your new Persimmon home, styled by you, ready to move into...





Specification

External	Walls	Traditional cavity walls - inner: timber frame, outer: range of finishes to suit planned architecture
	Roof	Tile or slate effect with PVCu rainwater goods
	Windows	Double glazed 'E' glass windows in PVCu frames
	Doors	GRP external doors with softwood frames Patio or French doors to garden or balcony (where applicable)
Internal	Ceilings	Skimmed smooth throughout - painted white
	Lighting	Pendant or batten fittings with low-energy bulbs
	Stairs/ walls	Staircase - painted white. Walls painted in white emulsion
	Doors	White pre-finished doors with white hinges
	Heating	Gas-fired central heating: Combi boiler. Radiators to all main rooms, most with thermostatically-controlled valves
	Insulation	Insulated loft and hatch to meet current building regulations
	Electrics	Individual circuit breakers to consumer unit and double electric sockets to all main rooms. Electric point for fire in living room
General	TV point and phone extension point in living room (where living room at rear of property, then phone point in entrance hall)	
Kitchen	General	Fully-fitted kitchen with a choice of doors and laminate worktop with upstands to match (depending on build stage)
		Stainless steel single bowl sink with pillar taps to kitchen only, or bowl and a half depending on property
	Appliances	Plumbing for washing machine Single electric oven in white, gas hob and integrated cooker hood
Bathroom	General	White bathroom suites with chrome-finished fittings
		Extractor fan to bathroom and en suite (where applicable)
		Showers from Mira with chrome fittings. Hand showers over bath only where there is no en suite. (Please speak to your sales advisor for further details)
		Choice of wall tiles (depending on build stage)
Bed-rooms	General	Half height tiling to bathrooms and en suite sanitaryware walls only
		En suite to master bedroom where applicable
Security	Locks	Three-point locking to front and rear doors, locks to all windows (except escape windows)
	Fire	Smoke detectors are wired to the mains with battery back-up



Top 10 reasons to buy a new home

No
01

No chain:

buying a new home limits the chance of being caught in a time-consuming and often disappointment ridden chain.

No
02

Modern living:

new homes are designed to use every inch of space as effectively as is possible. Research shows that 17 per cent of living space in older properties often goes unused.

No
03

High spec living:

when you buy a new Persimmon home you can expect a brand new fitted kitchen, bathroom suite, and in some cases an additional en suite and dressing room.

No
04

More time, money and freedom:

with less time consuming repairs or maintenance to do at weekends you'll have the freedom and extra cash to enjoy your spare time doing the things you love best.

No
05

Great incentives:

we have a range of offers and promotions that can make it easier for you to buy your dream property. Home Change and Part Exchange are just some of the ways in which we can help you.



No
06

Security:

new homes are far safer and more secure than older buildings as many of our new homes include security locks and security lighting. Fire safety includes the installation of smoke alarms, fire doors (where applicable) and fire retardant materials.

No
07

Save money on bills:

new homes are more efficient so as soon as you move in you'll be saving money on energy bills. New cost-effective heating systems, first-rate loft insulation and draught-free double glazed windows and doors mean more pounds in your pocket from day one.

No
08

Everything's new:

from your efficient modern central heating system, through to secure windows and doors, all elements of your new home are brand new! This means you're making use of the newest technology and all of the manufacturers' warranties that come with it.

No
09

Warranty:

our new homes come with our two-year Persimmon defects warranty, plus a 10-year insurance backed new homes warranty. You can be assured that all our homes are built to high safety standards and meet strict regulations.

No
10

A fresh start:

a new home offers you a blank canvas. There's no need to live with someone else's décor as everything is new. Our homes come with fitted kitchens and bathrooms and depending on the stage of build, you have a choice of fittings and finishes. You can also customise your home with our Finishing Touches to create your perfect home.



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