



SIHH

Swallow Hill Homes

Bletchley Close



3, 4 & 5 Bedroom New
Homes in Beeston,
Nottingham



Energy Efficient, first class homes
designed for luxury living

The heart of Swallow Hill Homes

Swallow Hill Homes began its journey in 2005. First focusing on property renovations and restorations, the company incorporated original features with modern building techniques to create a generous collection of lovingly unique family homes. We take pride in the quality of the finish of our buildings and aim to provide 100% customer service both before and after the sale. All our properties are finished to a high standard with plenty of storage.

The company's portfolio has grown to include properties boasting some great locations, local amenities for families and a wealth of Grade A rated features which makes each home enjoyable for a lifetime.

Our team is skilled to the highest of standards resulting in each home being completed to a high degree of skill and craftsmanship. Buyers will receive an after sales package and we are on hand to explain how to get the best out of your new home.







The Local Area



0.7 MILES TO
Wollaton Park



1.7 MILES TO
Beeston Train Station
(Hourly Trains to London take 1hr 41)



4.4 MILES TO
to J25 of the M1



0.7 MILES TO
Beeston Fields Golf Club



3.2 MILES TO
Nottingham City Centre



5.0 MILES TO
**Nottingham Forest FC Academy
/ Training Ground**



0.9 MILES TO
The University of Nottingham



3.5 MILES TO
Nottingham High School



5.0 MILES TO
**The Elms Junior School
and Trent College**



1.5 MILES TO
Queens Medical Centre



3.5 MILES TO
Nottingham Train Station
(Two trains per hour to London takes 1hr 37)



6.1 MILES TO
Nottingham City Hospital



Bletchley Close

Bletchley Close consists of 14 New 3, 4 & 5 Bedroom Properties. A showhome is available for prospective purchasers to see the quality of the properties. Details for visiting our site can be found at the back of this brochure.

Current development timetable:

Completion of houses Q3 2023 – Q4 2024

A showhome is available for Customers to come and view

Utilities

- ✕ Gas Heating system – Underfloor heating throughout
- ✕ BT Full fibre to property speeds up to 900MB. Virgin cabled ready 300MB +
- ✕ All properties –System boiler & unvented cylinder
- ✕ 3.5 KW of Solar PV to properties
- ✕ Mixergy Highly Efficient Hot Water Cylinder
- ✕ 3 Phase Electric supply to all properties for fast EV charging

Internal

- ✕ Oak, glass panelled staircase and balcony style hallway
- ✕ Full cloak room and WC
- ✕ Bathroom sanitary packages are Ideal Standard
- ✕ Utility room
- ✕ Ensuite bedrooms
- ✕ Master bedroom with walk in wardrobe and ensuite
- ✕ USB sockets
- ✕ Symphony Handleless Fitted, Open plan kitchen/diner With quartz worktop finish: Central kitchen island with integrated hob and undercounter lighting.
Appliances: Neff - Dishwasher/warming drawer/N50 hide and slide oven/ N50 Compact oven/micro Neff 80cm venting hob CDA 600 wine cooler (Or Equivalent)
- ✕ Quooker Hot water tap
- ✕ Provision for future lift installation

Windows and Doors

- ✕ Composite front door in slate grey, finished with satin clear bevelled glazing and curved door handle
- ✕ Aluminium Bi fold patio doors in French Grey
- ✕ Slate Grey UPVC Windows (White internal)
- ✕ Internal doors - Oak Vancouver style doors

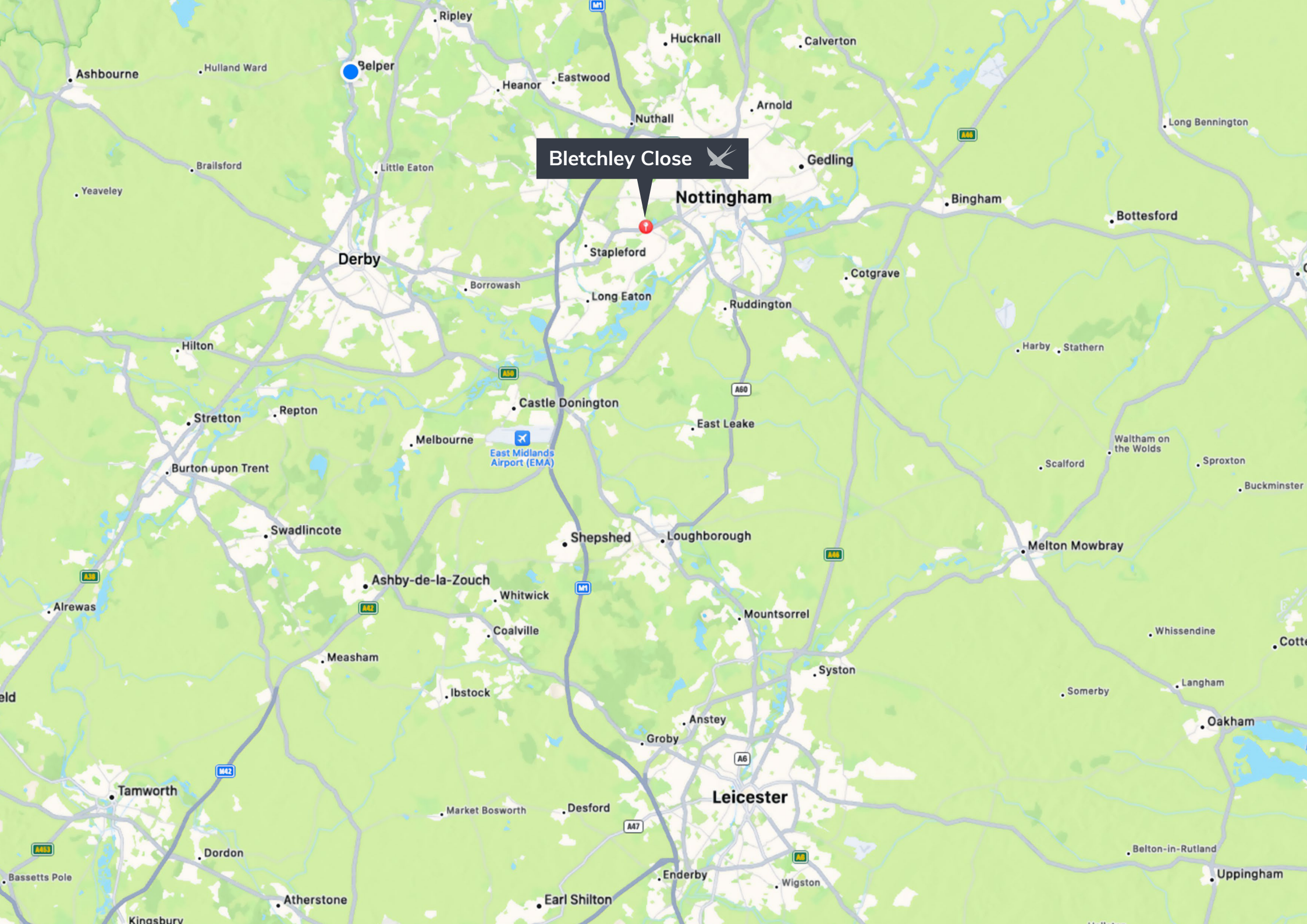
External

- ✕ Bricks used are Hampton Rural Blend, some plot's may have area's of render to fit in with the local vernacular
- ✕ Patio's to Gardens – see landscape plan for exact details by plot
- ✕ Turfed front & rear garden
- ✕ Minimum two off road car parking spaces per dwelling
- ✕ Automated Hormann garage doors
- ✕ Adopted Road (excluding outside plots 1, 8, & 10)









Bletchley Close



Nottingham

Derby

East Midlands
Airport (EMA)

Leicester



Plot Placement

SOLD The Swallows

2 Grace House

3 The Swallows

4 Oak House

5 The Swallows

6 Sycamore House

7 The Swallows

8 The Willows

10 The Willows

11 Sunset House

12 The Willows

13 Laurel House

14 The Willows

16 Brook House

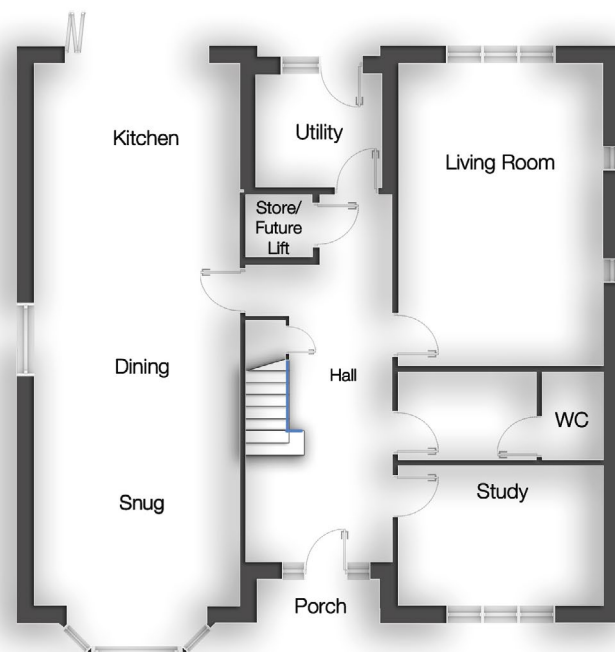
Brook House





Brook House

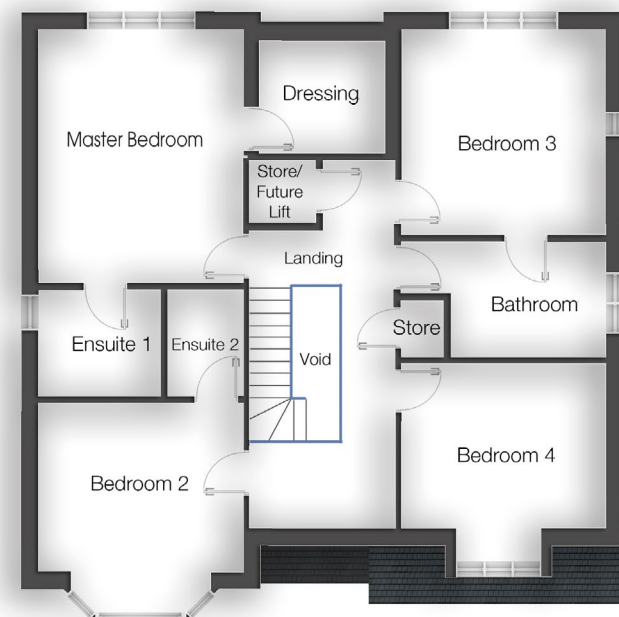
- ✕ 4 Bed
- ✕ Open plan Kitchen Diner / Snug
- ✕ Study
- ✕ Spacious Living Area
- ✕ WC / CloakRoom
- ✕ Utility
- ✕ Underfloor Heating
- ✕ 3.5kW Solar Panels
- ✕ Detached Double Garage



- Kitchen 12.1m x 4.4m
- Living Room 6.5m x 4.4m
- Study 4.4m x 2.9m
- Utility 2.8m x 2.6m

1 Available

14 Bletchley Close



- Master Bedroom 5.4m x 4.3m
- En-suite 2.6m x 2.3m
- Bedroom 2 4.4m x 4.4m
- Ensuite 2.3m x 1.7m
- Bedroom 3 4.5m x 4.4m
- Bedroom 4 4.4m x 4.4m
- Bathroom 4.4m x 2.4m

Ground Floor: 143m² (1539SQFT) First Floor: 143m² (1539 SQFT)

* Please note that the illustration is an example of this house type. All dimensions indicated are approximate

The Willows



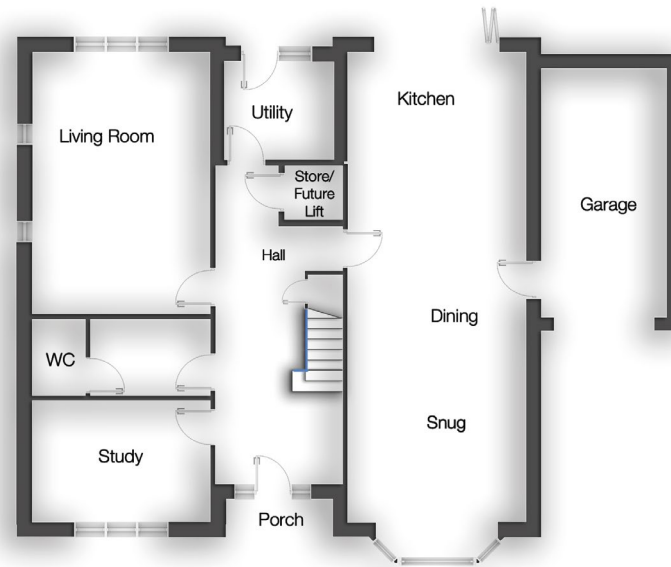


The Willows

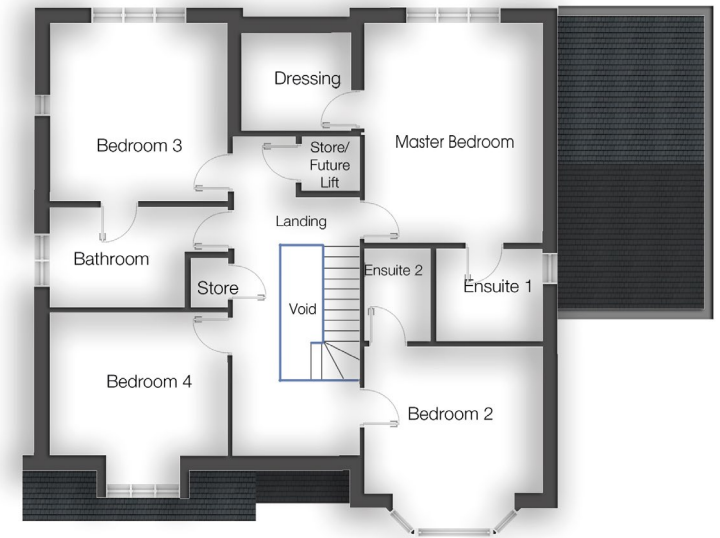
- ✕ 4 Bed
- ✕ Open plan Kitchen Diner / Snug
- ✕ Study
- ✕ Spacious Living Area
- ✕ WC / CloakRoom
- ✕ Utility
- ✕ Underfloor Heating
- ✕ 3.5kW Solar Panels

4 Available

6,8,10 & 12 Bletchley Close



- Garage 6m x 3.1m
- Kitchen 12m x 4.4m
- Living Room 6.3m x 4.4m
- Study 4.4m x 2.8m
- Utility 2.7m x 2.7m



- Master Bedroom 5.4m x 4.4m
- En-suite 2.7m x 2.3m
- Bedroom 2 4.4m x 4.2m
- Ensuite 2.3m x 1.6m
- Bedroom 3 4.5m x 4.4m
- Bedroom 4 4.5m x 4.4m
- Bathroom 4.4m x 2.4m

Ground Floor: 144m² (1550 SQFT) + 19m² Garage First Floor: 144m² (1550 SQFT)

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Sycamore House



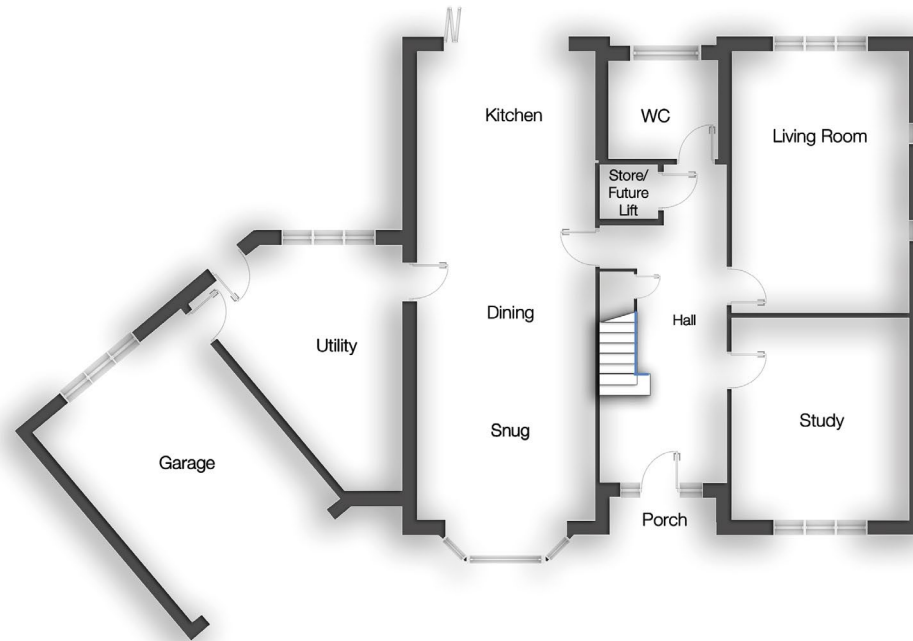


Sycamore House

1 Available

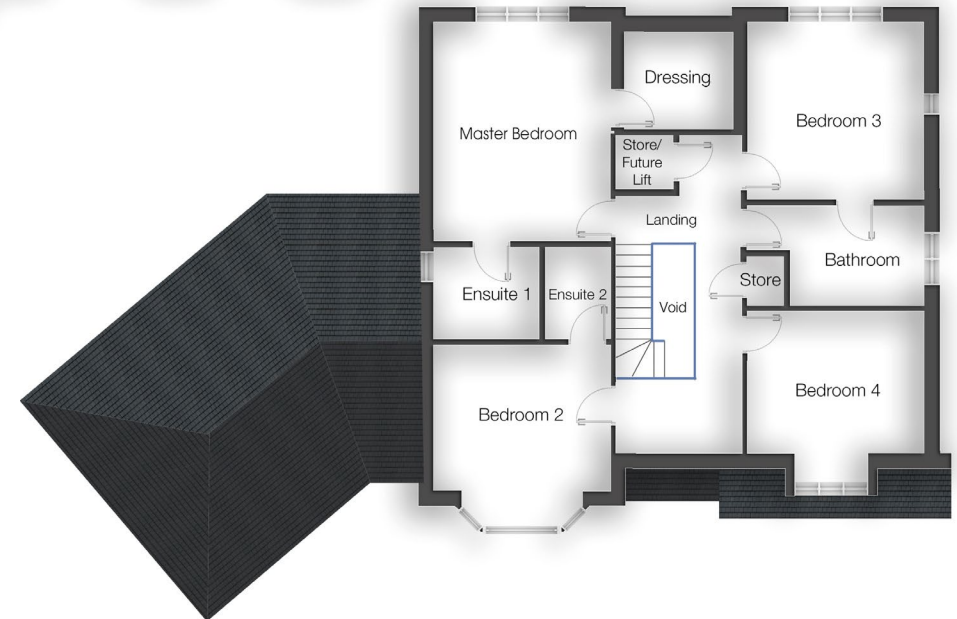
6 Bletchley Close

- ✕ 4 Bed
- ✕ Open plan Kitchen Diner / Snug
- ✕ Family Room
- ✕ Living Room
- ✕ WC
- ✕ Garage joining utility
- ✕ Underfloor Heating
- ✕ 3.5kW Solar Panels



- Garage 6.3m x 5m
- Kitchen 12.1m x 4.4m
- Living Room 6.4m x 4.4m
- Study 4.9m x 4.4m
- Utility 6m x 4.4m

- Master Bedroom 5.4m x 4.4m
- En-suite 2.4m x 2.3m
- Bedroom 2 4.6m x 4.4m
- Ensuite 2.3m x 1.8m
- Bedroom 3 4.4m x 4.4m
- Bedroom 4 4.4m x 4.4m
- Bathroom 4.4m x 2.3m



Ground Floor: 172m² (1851 SQFT) + 32m² Garage First Floor: 145m² (1560 SQFT)

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Oak House



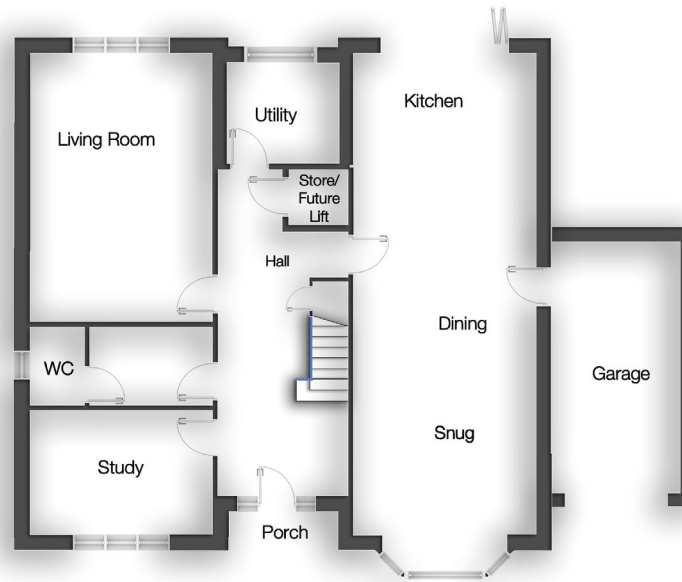


Oak House

- ✕ 4 Bed
- ✕ Open plan Kitchen Diner / Snug
- ✕ Study
- ✕ Living Room
- ✕ WC / CloakRoom
- ✕ Adjoining Garage
- ✕ Underfloor Heating
- ✕ 3.5kW Solar Panels

1 Available

4 Bletchley Close



- Garage 5.9m x 3m
- Kitchen- 12m x 4.4m
- Living Room 6.3m x 4.3m
- Study 4.3m x 2.7m
- Utility 2.6m x 2.7m



- Master Bedroom 5m x 4.3m
- En-suite 2.7m x 2.3m
- Bedroom 2 4.3m x 4.2m
- En-suite 1.6m x 1.6m
- Bedroom 3 4.3m x 4.3m
- Bedroom 4 3.3m x 3.3m
- Bathroom 4.3 x 2.4

Ground Floor: 144m² (1550 SQFT) + 18m² Garage First Floor: 140m² (1507 SQFT)

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The Swallows



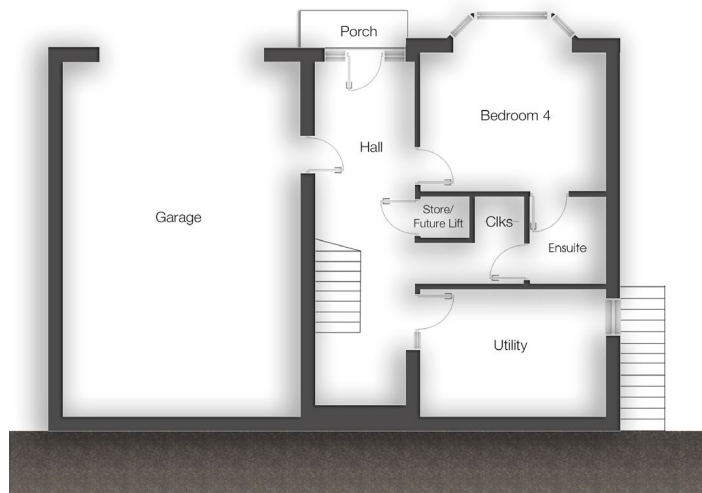


The Swallows

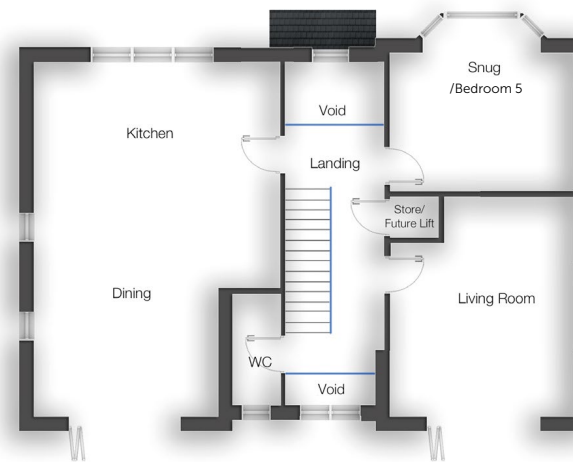
3 Available

3, 5 & 7 Bletchley Close

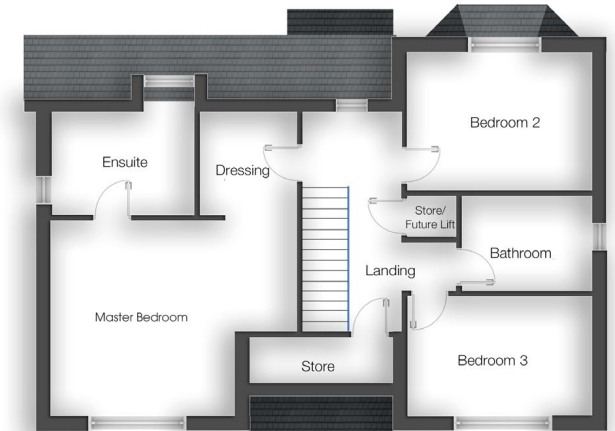
- ✕ 4/5 Bed
- ✕ Open Plan Living/Kitchen/Dining Area
- ✕ Snug/Bedroom 5
- ✕ Ground Floor Bedroom
- ✕ Utility
- ✕ Internal Large Garage
- ✕ Underfloor Heating
- ✕ 3.5kw Solar Panels



- Garage 8.9m x 6m
- Bedroom 4 4.7m x 4m
- En-suite 2.3m x 2.1m
- Utility 4.7m x 3m



- Kitchen 8.9m x 6m
- Living Room 5.5m x 4.7m
- Snug / Bedroom 5 4.7m x 4m
- Master Bedroom 7.4m x 6.1m



- En-suite 3.6m x 2.5m
- Bedroom 2 4.7m x 3.8m
- Bedroom 3 4.6m x 3.3m
- Bathroom 3.3m x 2.3m

Ground Floor: 69m² (743 SQFT) + 53m² Garage First Floor: 129m² (1389 SQFT) Second Floor: 122m² (1313 SQMT)

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Laurel House



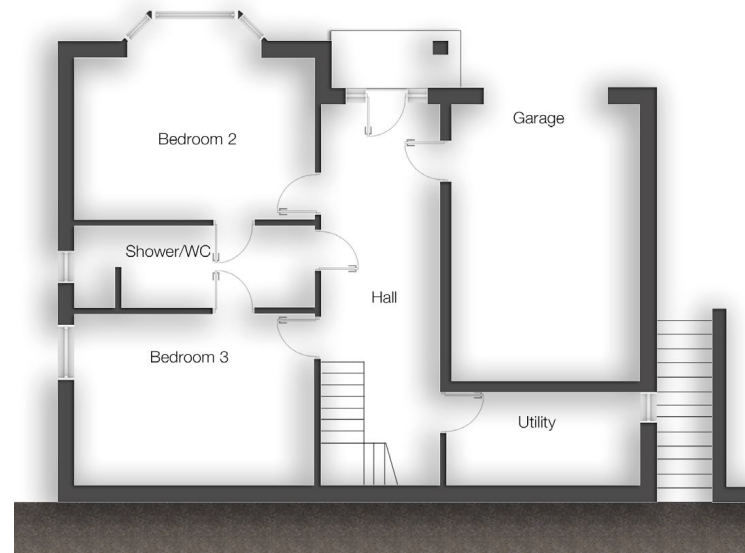


Laurel House

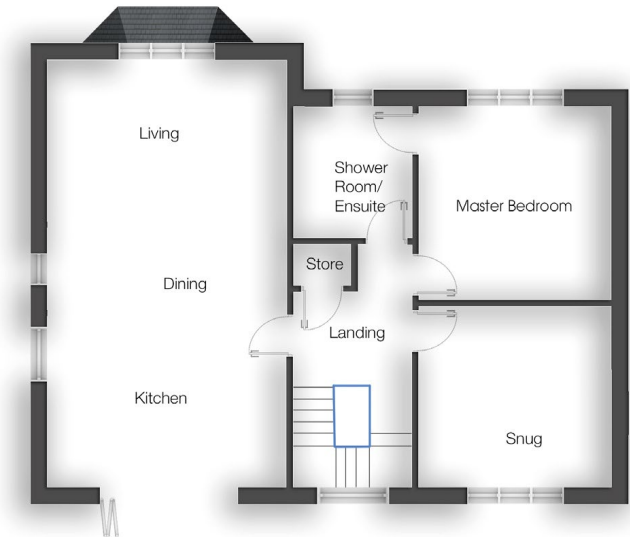
1 Available

13 Bletchley Close

- ✕ 3 Bed
- ✕ Open plan Living / Kitchen / Dining area
- ✕ Snug
- ✕ Ground floor bedrooms
- ✕ Utility
- ✕ Internal Large Garage
- ✕ Underfloor Heating
- ✕ 3.5kW Solar Panels



- Garage 6.4m x 4.4m
- Bedroom 2 5.4m x 4.2m
- Bedroom 3 5.4m x 3.6m
- Shower Room 5.4m x 2.1m
- Utility 4.4m x 2m



- Kitchen/Living 9.8m x 5.4m
- Snug 4.4m x 4.3m
- Master Bedroom 4.4m x 4.3m
- En-suite 2.7m x 2.3m

Ground Floor: 89m² (958 SQFT) + 28m² Garage First Floor: 123m² (1324 SQFT)

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Sunset House



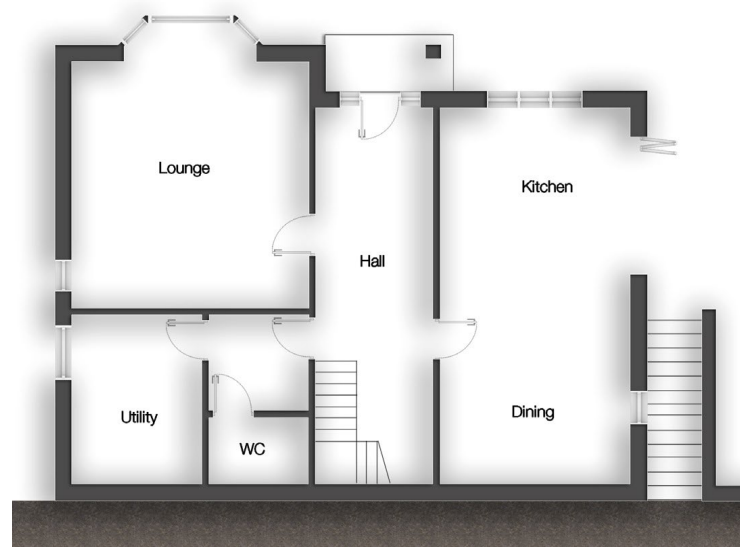


Sunset House

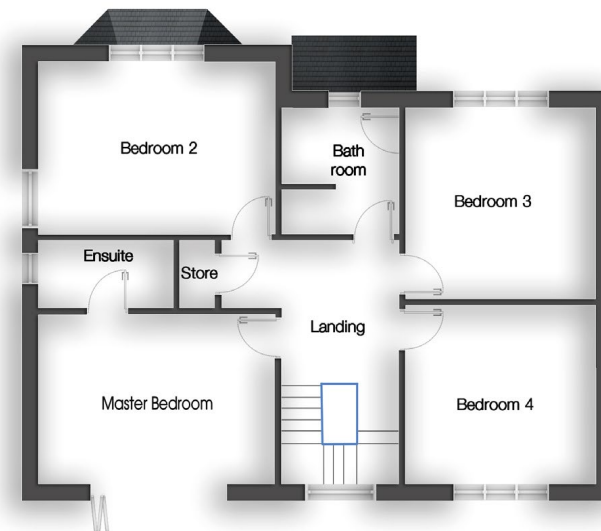
1 Available

11 Bletchley Close

- ✕ 4 Bed
- ✕ Open plan Kitchen Diner
- ✕ Study
- ✕ Spacious Living Area
- ✕ WC / CloakRoom
- ✕ Utility
- ✕ Underfloor Heating
- ✕ 3.5kW Solar Panels
- ✕ Detached Garage



- Kitchen 8.3m x 4.3m
- Living Room 5.9m x 5.3m
- Utility 4m x 2.9m



- Master Bedroom 5.3m x 4.3m
- En-suite 2.9m x 1.6m
- Bedroom 2 5.3m x 3.8m
- Bedroom 3 4.3m x 4.3m
- Bedroom 4 4.3m x 4.3m
- Bathroom 3.2m x 2.8m

Ground Floor: 125m² (1345 SQFT) First Floor: 121m² (1302 SQFT)

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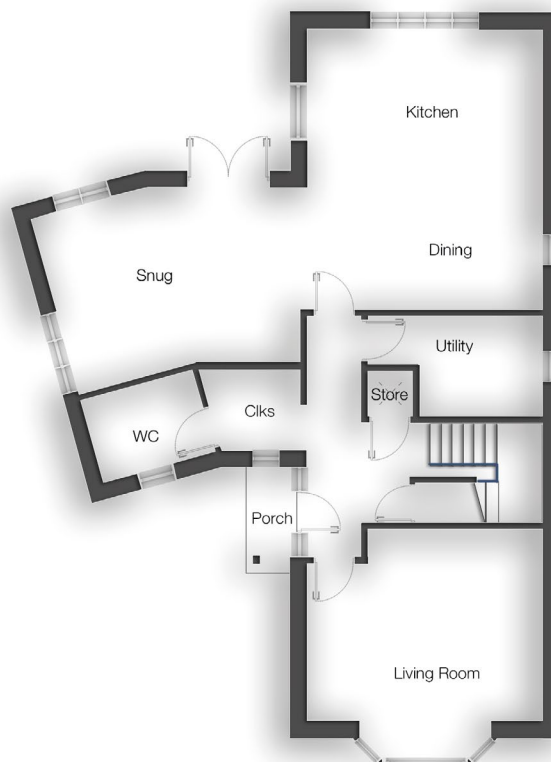
Grace House





Grace House

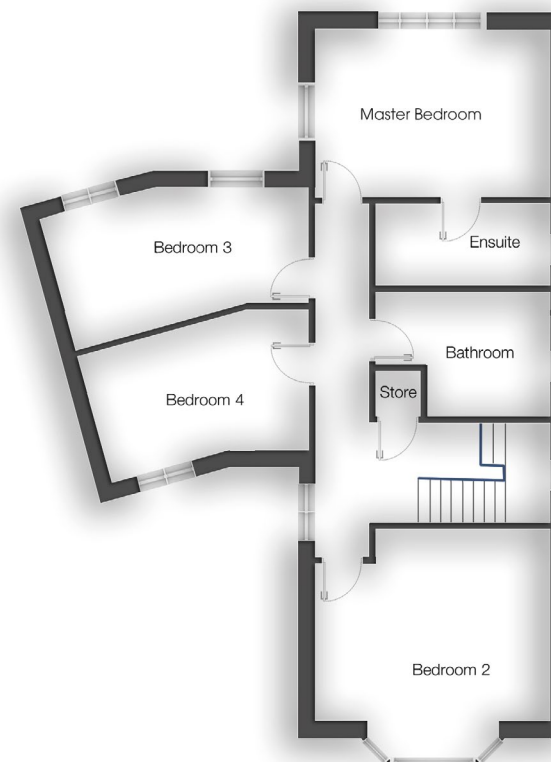
- ✕ 4 Bed
- ✕ WC / Cloakroom
- ✕ Open Kitchen / Dining / Snug
- ✕ Living Space
- ✕ Utility Room
- ✕ Front Porch
- ✕ Ensuite Master Bedroom
- ✕ Three Further Large Bedrooms
- ✕ Family Bathroom
- ✕ 3.5kW Solar Panels



- Kitchen 11m x 6m
- Living Room 5.3m x 5.1m
- Utility 4m x 2.4m

1 Available

2 Bletchley Close



- Master Bedroom 5.3m x 4m
- En-suite 3m x 1.9m
- Bedroom 2 5.3m x 5m
- Bedroom 3 5.9m x 3m
- Bedroom 4 5m x 3m
- Bathroom 4m x 2.8m

Ground Floor: 118m² (1270 SQFT) First Floor: 120m² (1292SQFT)

* Please note that the illustration is an example of this house type. All dimensions indicated are approximate



Buying with Swallow Hill Homes:

For availability, prices, and viewings please contact Philip Burton at Robert Ellis Estate Agents.

Tel:01159220888 / Email: philip.burton@robertellis.co.uk

