



# SHERWIN GARDENS

NOTTINGHAM

DISCOVER WHAT  
MODERN LIVING  
IS ALL ABOUT

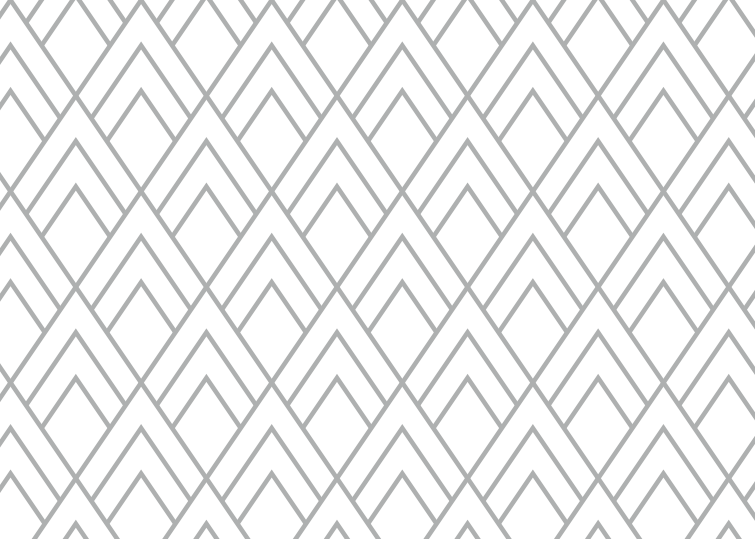
[keepmoat.com](http://keepmoat.com)





SIDINGS LANE, BRAMCOTE, NOTTINGHAM, NG9 3GJ



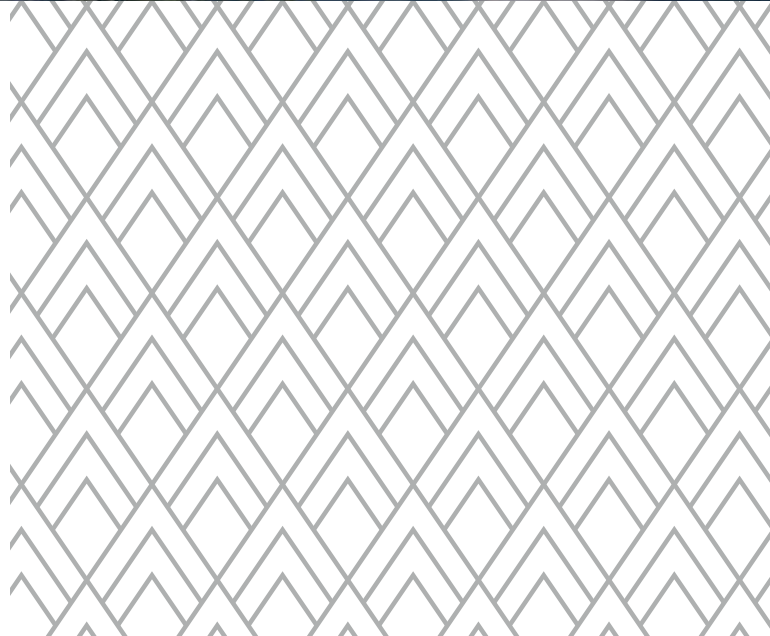


SHERWIN  
GARDENS

# ► WELCOME TO SHERWIN GARDENS



- **WELCOME**
- LOCATION
- TRAVEL LINKS
- SITE PLAN
- MAKE IT YOUR OWN
- SPECIFICATION
- YOUR BUYING GUIDE
- 30,000 HOMES & COUNTING







## WELCOME TO SHERWIN GARDENS

Sherwin Gardens is a stunning new development in the picturesque Nottinghamshire village of Bramcote. Comprising of two bedroom terraced homes, spacious three bedroom semi and detached homes, and elegant four bedroom homes, this stunning new development has something for every need, lifestyle and budget. The exceptional choice of modern homes on offer makes Sherwin Gardens the perfect place for first-time buyers, families, and downsizers alike. In addition to all this, each home is designed to reduce carbon emissions by 31% and includes energy-efficient features including increased insulation and solar PV panels for lower running costs from the moment you move in.

The development's exceptional location near tranquil countryside is another compelling reason to call it home. Situated near Stapleford and Beeston, you have access to all the necessary amenities for everyday life with numerous supermarkets, shops and facilities just a stone's throw away. Plus an excellent choice of local schools on the doorstep. Additionally, with access to the A52 and M1, you can reach Nottingham with ease as well as travel further afield. With all these benefits and more, it's easy to see why this is the perfect spot to settle down and enjoy life to the full.

*Plus with great schemes like Easymove, moving could be more straightforward than you think.*



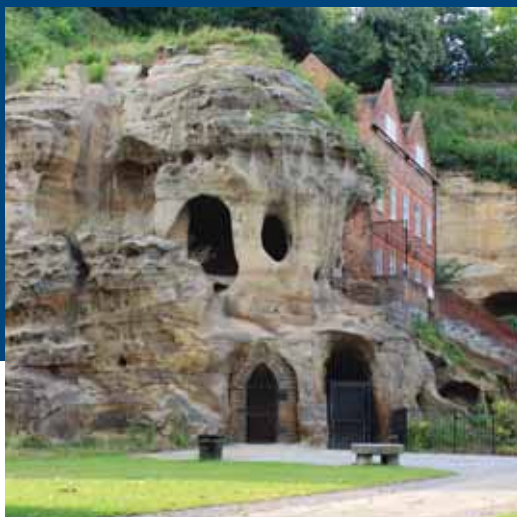
**Easymove**



## ► LIFE IN BRAMCOTE



Nottingham Market Square ▲



Nottingham Castle ▲

Bramcote is a charming urban village nestled less than five miles from Nottingham. Here you will find all the everyday amenities you need, including local independent shops, a handy co-op, Sainsbury's Local, Marks & Spencer and pharmacy, as well as welcoming pubs and cafés.

Of course, for a day out shopping, you can be in Nottingham within minutes. Here you will find all your high street favourites as well as cafés, bars and restaurants of all shapes and sizes. Then there's Hackley and the Lace Market which make up the city's Creative Quarter where you are sure to find a hidden gem, or two!

Families will be pleased to know that Bramcote is ideal for children thanks to an excellent choice of local schools. These include Bramcote Hills Primary School, Foxwood Academy and Portland Spencer Academy all rated 'Good' by Ofsted. For older children, there is nearby Bramcote College rated 'Good' and Fernwood Secondary School is rated 'Outstanding'.

You'll be equally spoilt for choice when it comes to sport and leisure. Grab your swimming gear and head for Bramcote Leisure Centre with its multiple pools, alternatively hit the gym or try one of the fitness classes. If golf is more your game, there is a choice of renowned clubs to join. Then there's Bramcote cricket club and a choice of local football clubs where new players are always welcomed.

For more leisurely activities, there's a range of great parks, including Bramcote Hills Park with its walled garden and play area which hosts fun events throughout the year. For a perfect family day out, try Bolsover Castle with its interactive exhibits and castle-themed play area. Or how about Wollaton Hall & Deer Park which includes Nottingham's Natural History Museum and its Industrial Museum?



Wollaton Hall ▲

WELCOME

► LOCATION

TRAVEL LINKS

SITE PLAN

MAKE IT YOUR OWN

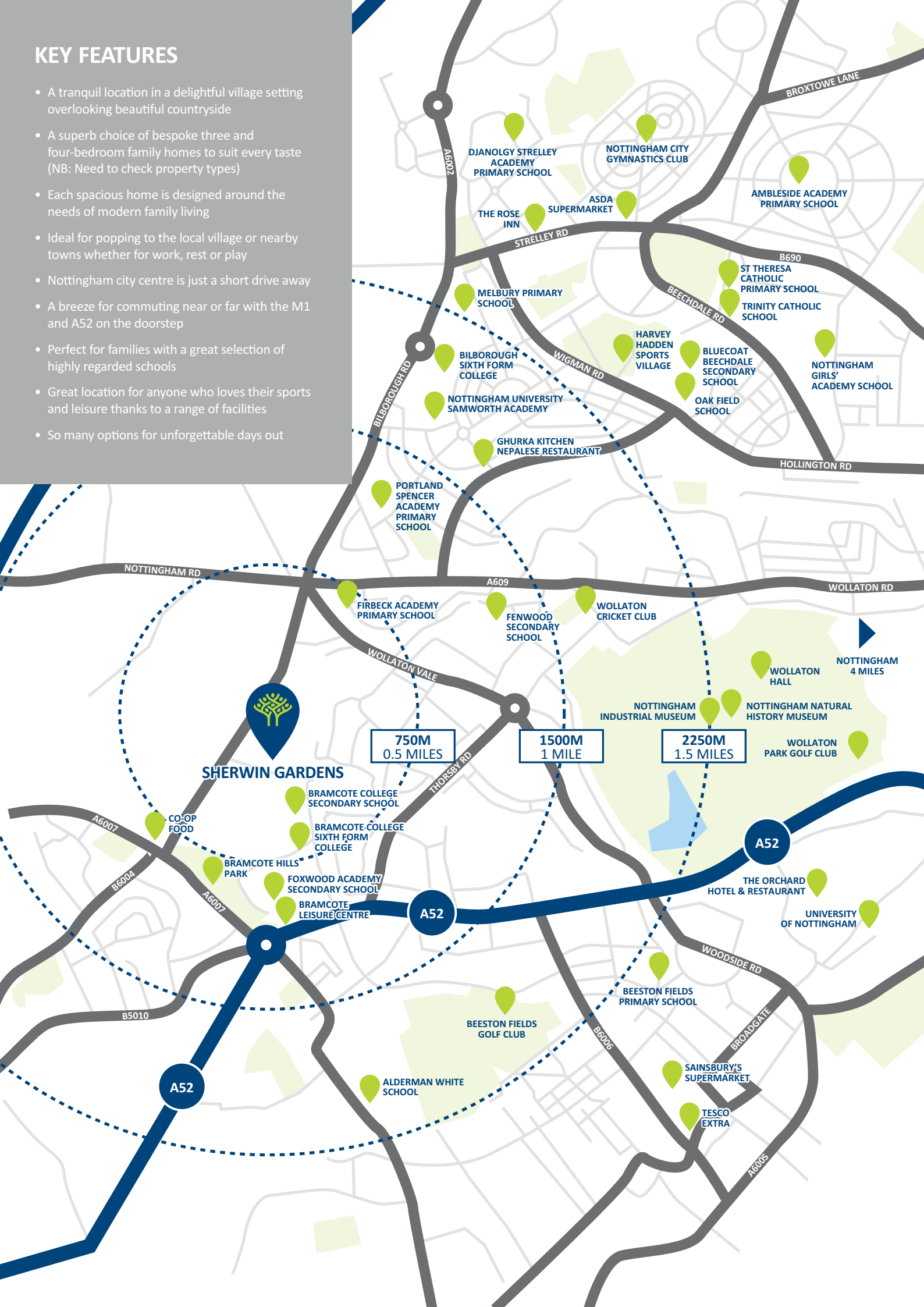
SPECIFICATION

YOUR BUYING GUIDE

30,000 HOMES & COUNTING



## KEY FEATURES

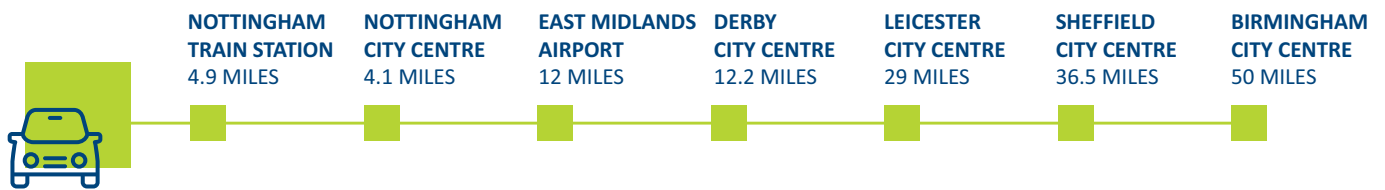


## ► TRAVEL LINKS

### GETTING ABOUT

Commuting couldn't be easier. The M1 is minutes away, as is the A52. You can be in Nottingham or Derby city centre by car in just 20-minutes or Leicester in about 45-minutes. If you prefer to travel by train, Nottingham Railway Station is within easy reach with regular services running the length and breadth of the country.

If you want to jet off into the sun, East Midlands Airport is a short 20 minute drive away. Whether it's a sightseeing city break or relaxing holiday by the beach, the world is your oyster. Of course, wherever you go, it won't be long before you'll be looking forward to getting home to Sherwin Gardens.



\*All times are taken from Google Maps and National Rail. All times are approximate and subject to change.

WELCOME

LOCATION

► TRAVEL LINKS

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## ► SITE PLAN

	THE HARLAND 2 bedroom home
	THE KENTMERE 3 bedroom home
	THE CONISTON 3 bedroom home
	THE WHITEWATER 3 bedroom home
	THE WEAVER 3 bedroom home
	THE DARWELL 3 bedroom home
	THE KILLINGTON 3 bedroom home
	THE STANFORD 3 bedroom home
	THE ROUNDHILL 4 bedroom home
	THE BROUGHTON 4 bedroom home
	THE THIRLMERE 4 bedroom home
	THE SHERBOURNE 4 bedroom home
	THE OLDBURY 4 bedroom home
	AFFORDABLE HOMES

### FH FIRST HOMES

 SALES CENTRE  
PLOT 3

 SHOWHOME  
PLOT 2

WELCOME  
LOCATION  
TRAVEL LINKS

### ► SITE PLAN

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Please Note: This site plan is only a guide to the above development. It does not bind or imply that the layout will be as indicated. Please see our Home Sales Executive for full specification and plot details at this development.



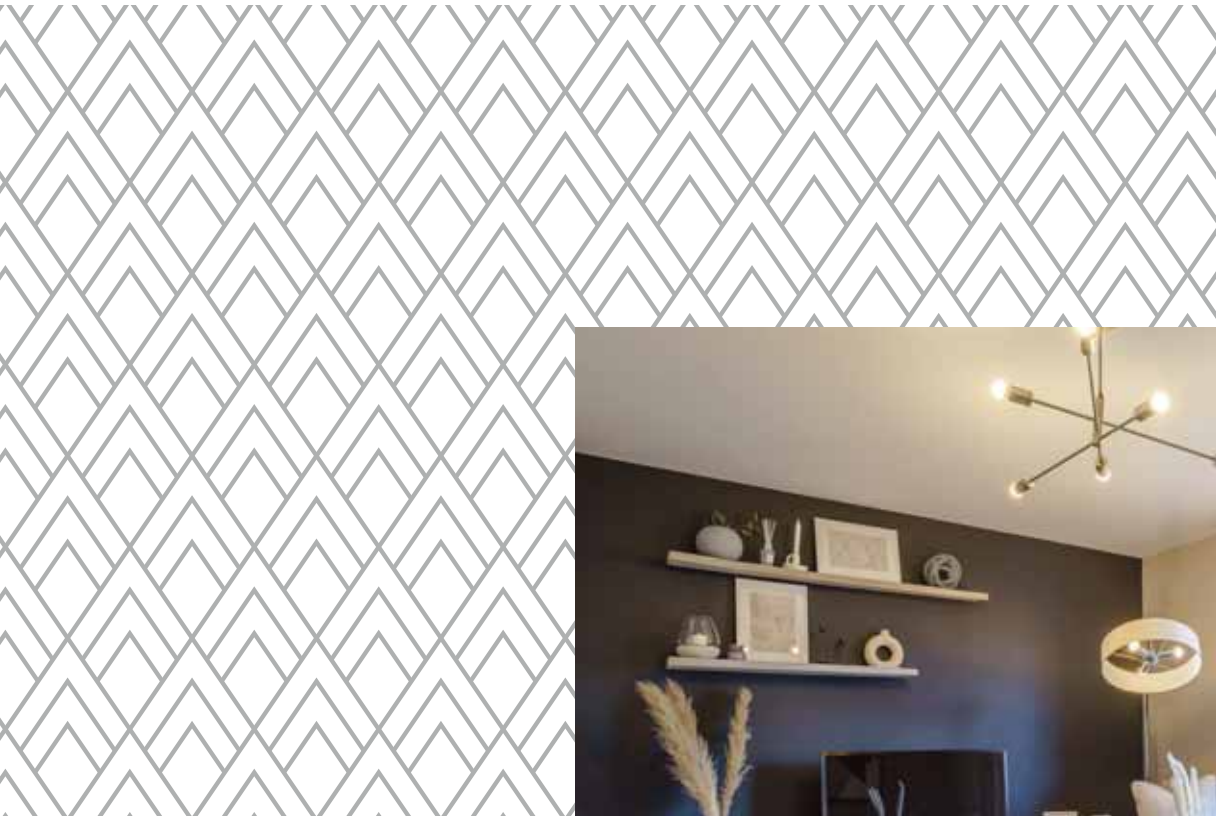


## ► MAKE IT YOUR OWN



WELCOME  
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## WE NEVER FORGET IT'S YOUR HOME

Inside every Keepmoat home you'll find high standards of finish throughout and with a range of optional extras you can move into a new home that truly feels like your own.

*When you buy a Keepmoat home you can rest assured that it's covered by a 10 year warranty\**

For the first two years, your fixtures and fittings are covered by the Keepmoat Warranty, in addition to this you are covered by a 10 year structural warranty, the first two years covered by Keepmoat and a further eight years cover provided by the NHBC – 10 years cover in total.

\*Terms and conditions apply to all warranties, please speak to your Sales Executive for further details.

Availability of upgrades and standard choices are subject to build stage at point of reservation.



## ► SPECIFICATION



### FINISHING TOUCHES

Our standard specification includes high quality, modern fixtures and fittings with a great choice of kitchen worktops and units.

Once you've reserved your home, we'll invite you back for your options meeting. This is the exciting bit. It's here you can discuss all the ways you can personalise your home.

*Be inspired and make your home yours.*



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## GENERAL

- ✓ Chrome ironmongery to internal doors
- ✓ Landscaped front garden
- ✓ Rotovated rear garden with slabbed patio\*\*
- ✓ 1.8m fencing to rear garden\*\* (please ask for specifics)
- ✓ UPVC double glazed windows
- ✓ UPVC double glazed French doors\*
- ✓ High efficiency 2 zone programmable gas central heating system with thermostatic radiator valves
- ✓ External Tap

## KITCHEN / UTILITY

- ✓ Choice of kitchen units with soft close hinges
- ✓ Choice of worktop with upstand\*
- ✓ Stainless steel conventional oven, gas hob, stainless steel splashback and integrated recirculating extractor hood
- ✓ Stainless steel 1.5 bowl sink
- ✓ Boiler housing
- ✓ Plumbing for washing machine and dishwasher
- ✓ integrated recirculating extractor hood

## DECORATING

- ✓ Matt emulsion painted walls and ceilings  
Please ask for colour details
- ✓ White gloss paint to interior wood work

*Make it your own with our range of optional extras*

## BATHROOM / EN-SUITE

- ✓ Fitted white sanitary ware
- ✓ Choice of wall tiles\*
- ✓ *Non en-suite housetypes:* Thermostatic bar shower over bath and glass shower screen
- ✓ *En-suite housetypes:* Thermostatic bar shower to en-suite and shower mixer tap to bathroom
- ✓ Extractor fan to bathroom
- ✓ Moisture resistant light fitting

## ELECTRICAL

- ✓ TV aerial socket to lounge and bedroom 1
- ✓ BT socket to lounge and bedroom 1
- ✓ USB charge point to kitchen
- ✓ White pendant light fittings (excluding bathrooms/en-suites)
- ✓ External light to front door
- ✓ White sockets and switches
- ✓ External 7kw EV charger
- ✓ External solar PV panels

## SAFETY & SECURITY

- ✓ Security latches to windows except fire egress
- ✓ Mains fed smoke detectors to hall and landing



Please Note: Availability of optional extras and standard choices are subject to build stage at point of reservation, and are \*plot specific and \*\*housetype specific. These particulars do not wholly or in part constitute a contract or agreement and are for general guidance only. Please see our Sales Executive for full specification and plot details at this development.





## ► YOUR BUYING GUIDE

At Keepmoat, we understand that buying a new home is probably one of the biggest decisions you'll ever make. It's a major financial commitment too. So, to help you through every step of the process, our friendly team are always on hand. Here is our guide to buying a new home:



### STEP 01

#### Reservation

When you've found the perfect new Keepmoat home for you, one that ticks all the boxes, it's time to reserve it.

Your Sales Executive will guide you through the reservation agreement. You'll need to pay a reservation fee - this could be as little as £250\* and makes up part of your deposit. It also means, subject to contracts and meeting the timescales in the agreement, the home is yours at the price agreed.

The reservation form must be signed and dated by you and our company representative.

If you've got a home to sell, our Easymove scheme could make moving easy. We manage the sale of your existing home and even pay the estate agent fees.

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### STEP 02

#### Mortgage and Legal Advisors

Once you've reserved your dream home, it's time to appoint a solicitor, apply for your mortgage and decide what options and extras you'd like to add to your new home\*\*.

If you need a mortgage and haven't already arranged one, you'll need to do so quickly. Your Sales Executive can give you the details of some reputable independent mortgage advisers and solicitors if you need a little help.

All mortgage lenders will want to value your new home for themselves before they lend you the money – even on our homes which offer fantastic value for money.

When moving house you need a solicitor to carry out the legal work of buying your home – this is called conveyancing. Your solicitor will handle all contracts, provide legal advice and carry out local council searches, work with the Land Registry and transfer the funds to pay for your home.

Your Sales Executive will provide you with regular build and sale progress updates to keep you informed throughout your homebuying journey.



### STEP 03

#### Exchange of Contracts

When all parties are happy that all conditions of the legal contract are fulfilled, the contract between you and Keepmoat will be signed and exchanged. It's at this time your deposit will be paid to us too.

Once the balance of the deposit is paid, the whole transaction becomes legally binding meaning you have committed to buying the home.

Please remember that if your deposit is in a bank account that you need to give notice of withdrawal, make sure you let the bank know well in advance to avoid having to pay any penalties and delaying the exchange†.

\*Reservation fee is regionally or development specific and may be higher in some areas. Please speak to your sales adviser to confirm your reservation fee.

\*\*build stage dependent

†If the exchange does not take place on the agreed date, we are within our rights to place the property back on the market.



## STEP 04

### Build Completion

Once your new home has been through our internal quality inspection process, a NHBC or Local Authority Building Inspector will be invited to undertake a final inspection of your new home.

Once the inspector confirms your new home meets the required standards they will provide a Certificate of Completeness and Compliance (CML). This will then be issued to your appointed solicitor and mortgage provider who need this before releasing the funds.

After your CML date and prior to legal completion you will be invited to attend your new home demonstration with both the Site Manager and Sales Executive. During this meeting you will be shown around your new home and be given a demonstration on how to use the appliances such as the boiler.



## STEP 05

### Legal Completion

You're nearly there. Legal completion is the final step. This is when your mortgage lender releases the funds to pay for your home. This is all done through your solicitor.

Following the CML, we'll be able to confirm your expected legal completion\*, this is usually two weeks later. Now's the time to confirm your home removal arrangements and set up any post redirections.

We'll then provide your solicitor with the title deeds of your home and register you as the homeowner with the relevant utility companies. The home is now officially yours!



## STEP 06

### Move in

Once you've set a completion date, it's time to move in! Your dream Keepmoat home and a great new chapter awaits... once you've unpacked all the boxes.

At Keepmoat we believe that customer service shouldn't come to an end just because you've completed your purchase. We provide an excellent aftercare service with our dedicated in-house Customer Care team on hand to answer any questions or issues you may have with your new home.





## 30,000 HOMES AND COUNTING

There is no substitute for experience, and we have that in abundance. We've already created 30,000 dream homes and counting.

While the number may be impressive, we know that there's only one home that's important - and that's yours.

That's why we treat every home we build like it's our first - lavishing it with care and attention to detail from start to finish.

*We never forget that it's your home.*

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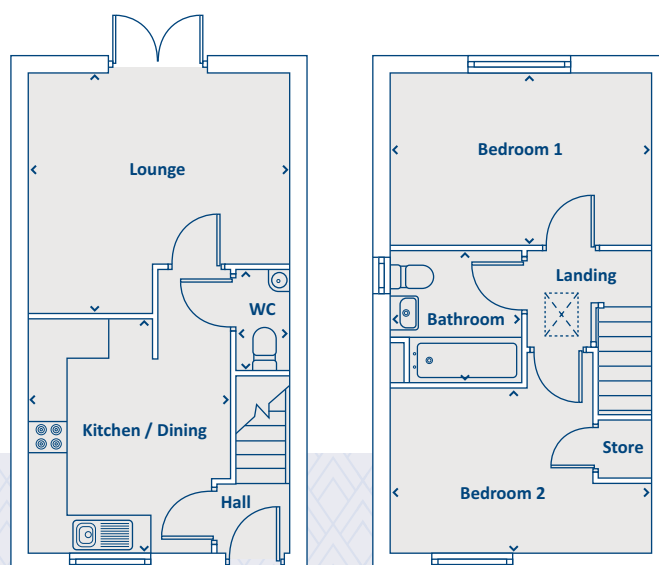
► **30,000 HOMES & COUNTING**





Artists impression, features may vary

## THE HARLAND 2 bedroom home



### GROUND FLOOR

Kitchen / Dining	3625 x 3082	11'11" x 10'1"
Lounge	3730 x 4030	12'3" x 13'3"
WC	1558 x 855	5'1" x 2'10"

### FIRST FLOOR

Bedroom 1	2686 x 4030	8'10" x 13'3"
Bedroom 2	2560 x 4030	8'5" x 13'3"
Bathroom	2008 x 1978	6'7" x 6'6"

› Longest measurement taken

#### PLEASE NOTE:

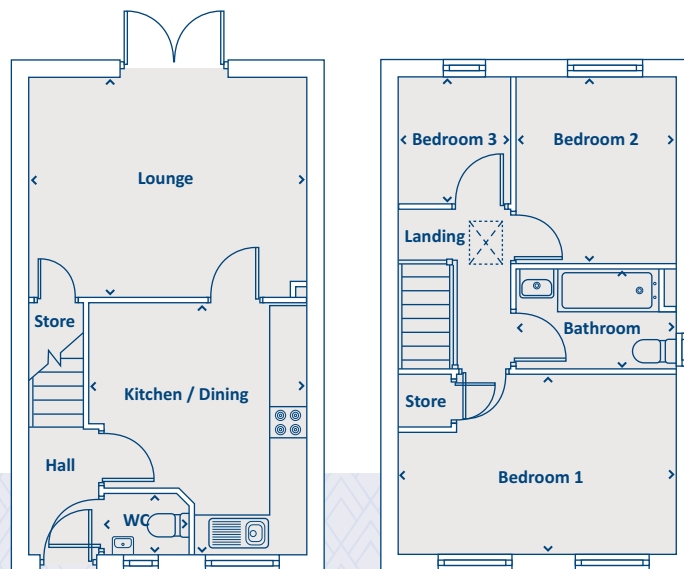
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## THE KENTMERE 3 bedroom home



### GROUND FLOOR

Kitchen / Dining	4100 x 3588	13'5" x 11'9"
Lounge	3592 x 4536	11'9" x 14'11"
WC	1010 x 1470	3'4" x 4'10"

### FIRST FLOOR

Bedroom 1	2942 x 4536	9'8" x 14'11"
Bedroom 2	3000 x 2593	9'10" x 8'6"
Bedroom 3	2060 x 1850	6'9" x 6'1"
Bathroom	1657 x 2593	5'5" x 8'6"

➤ Longest measurement taken

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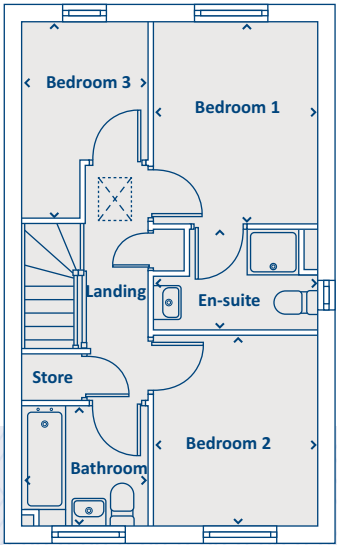
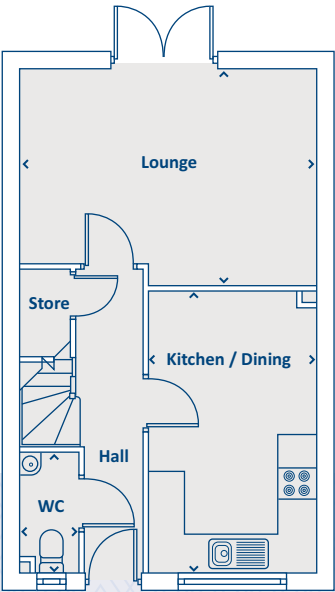






Artists impression, features may vary

# THE CONISTON 3 bedroom home



## GROUND FLOOR

Kitchen / Dining	4608 x 2685	15'1" x 8'10"
Lounge	3534 x 4761	11'7" x 15'7"
WC	1940 x 903	6'4" x 3'0"

➤ Longest measurement taken

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## FIRST FLOOR

Bedroom 1	3307 x 2642	10'10" x 8'8"
En-suite	1643 x 2642	5'5" x 8'8"
Bedroom 2	3099 x 2642	10'2" x 8'8"
Bedroom 3	3189 x 2027	10'6" x 6'8"
Bathroom	1940 x 2027	6'4" x 6'8"

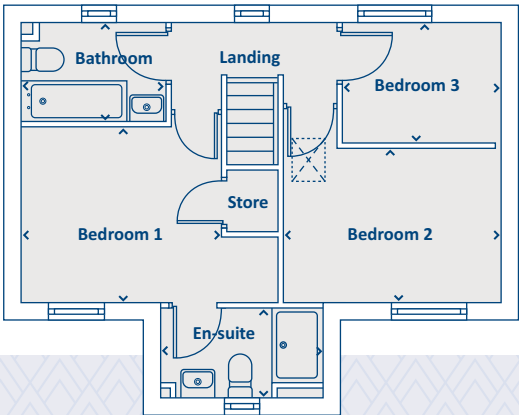
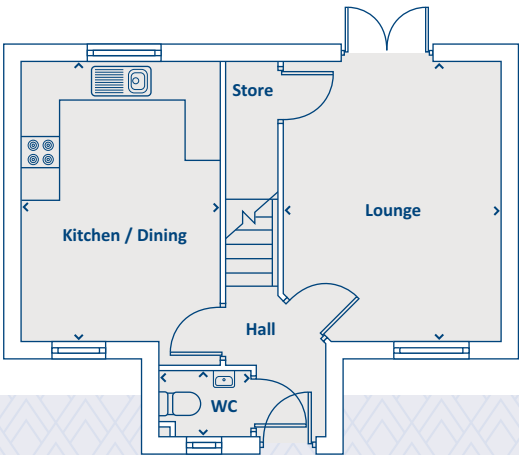






Artists impression, features may vary

# THE WHITEWATER 3 bedroom home



## GROUND FLOOR

Kitchen / Dining	3202 x 4523	10'6" x 14'10"
Lounge	3542 x 4523	11'7" x 14'10"
WC	1454 x 1100	4'9" x 3'7"

➤ Longest measurement taken

## FIRST FLOOR

Bedroom 1	3202 x 2831	10'6" x 9'3"
En-suite	2610 x 1482	8'7" x 4'10"
Bedroom 2	3542 x 2500	11'7" x 8'2"
Bedroom 3	2581 x 1930	8'6" x 6'4"
Bathroom	2292 x 1599	7'6" x 5'3"

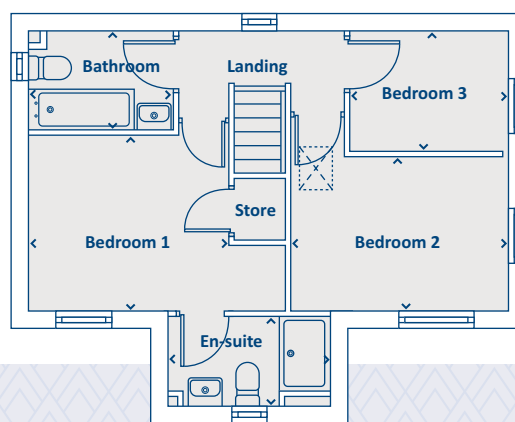
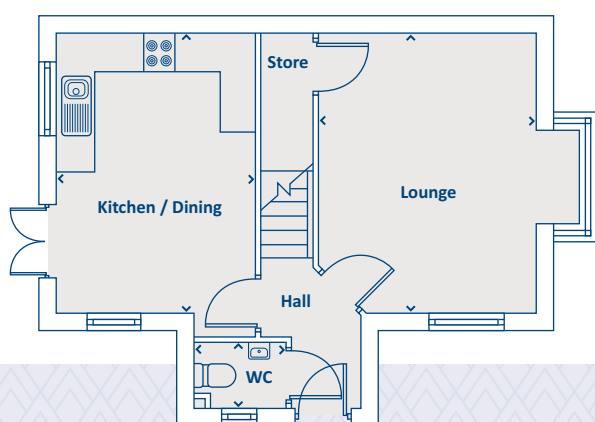
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## THE WEAVER 3 bedroom home



### GROUND FLOOR

Kitchen / Dining	3202 x 4523	10'6" x 14'10"
Lounge	3542 x 4523	11'7" x 14'10"
WC	1450 x 1100	4'9" x 3'7"

### FIRST FLOOR

Bedroom 1	3202 x 2831	10'6" x 9'3"
En-suite	2610 x 1482	8'7" x 4'10"
Bedroom 2	3542 x 2500	11'7" x 8'2"
Bedroom 3	2581 x 1930	8'6" x 6'4"
Bathroom	2292 x 1599	7'6" x 5'3"

➤ Longest measurement taken

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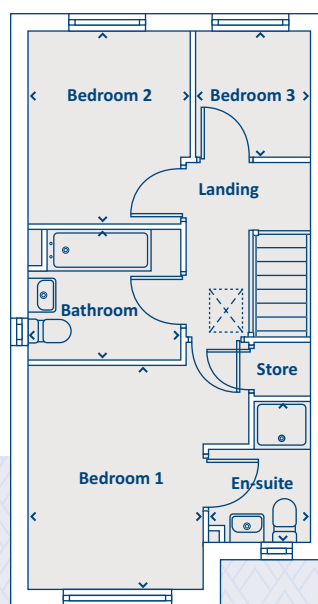
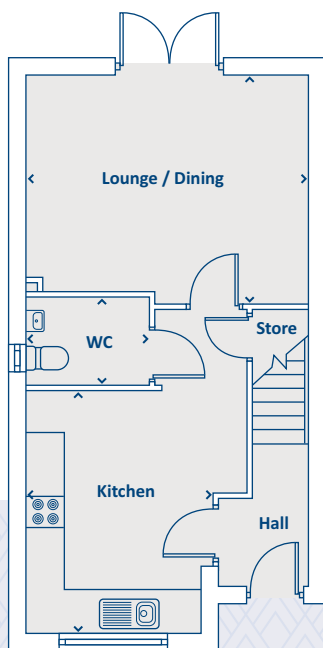






Artists impression, features may vary

## THE DARWELL 3 bedroom home



### GROUND FLOOR

Kitchen	3913 x 3066	12'10" x 10'1"
Lounge / Dining	3758 x 4593	12'4" x 15'1"
WC	1452 x 1996	4'9" x 6'7"

### FIRST FLOOR

Bedroom 1	3613 x 2835	11'10" x 9'4"
En-suite	2245 x 1665	7'4" x 5'6"
Bedroom 2	3148 x 2594	10'4" x 8'6"
Bedroom 3	2097 x 1906	6'11" x 6'3"
Bathroom	2153 x 2430	7'1" x 8'0"

➤ Longest measurement taken

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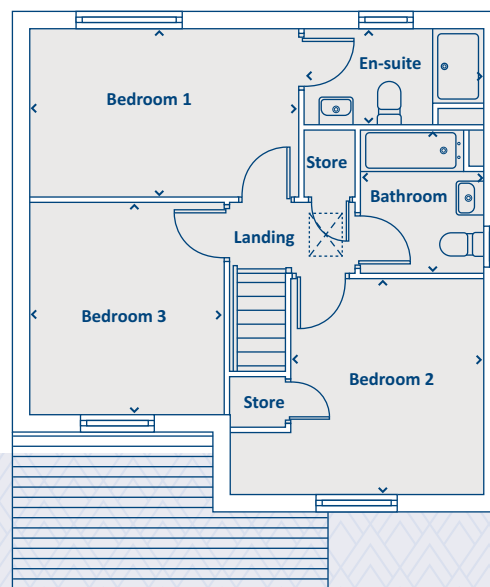
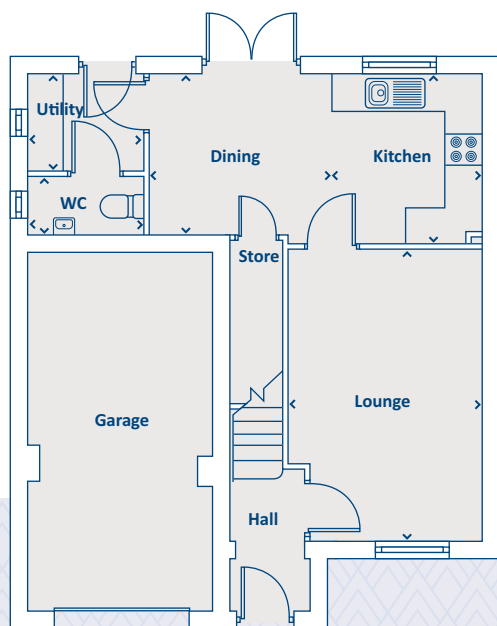






Artists impression, features may vary

## THE KILLINGTON 3 bedroom home



### GROUND FLOOR

Dining	2643 x 2947	8'8" x 9'8"
Kitchen	2780 x 2446	9'1" x 8'0"
Lounge	4800 x 3125	15'9" x 10'3"
Utility	1587 x 1963	5'2" x 6'5"
WC	963 x 1963	3'2" x 6'5"

➤ Longest measurement taken

### FIRST FLOOR

Bedroom 1	2763 x 4427	9'1" x 14'6"
En-suite	1567 x 2928	5'2" x 9'7"
Bedroom 2	3575 x 3125	11'9" x 10'3"
Bedroom 3	3467 x 3282	11'4" x 10'9"
Bathroom	2345 x 2000	7'8" x 6'7"

#### PLEASE NOTE:

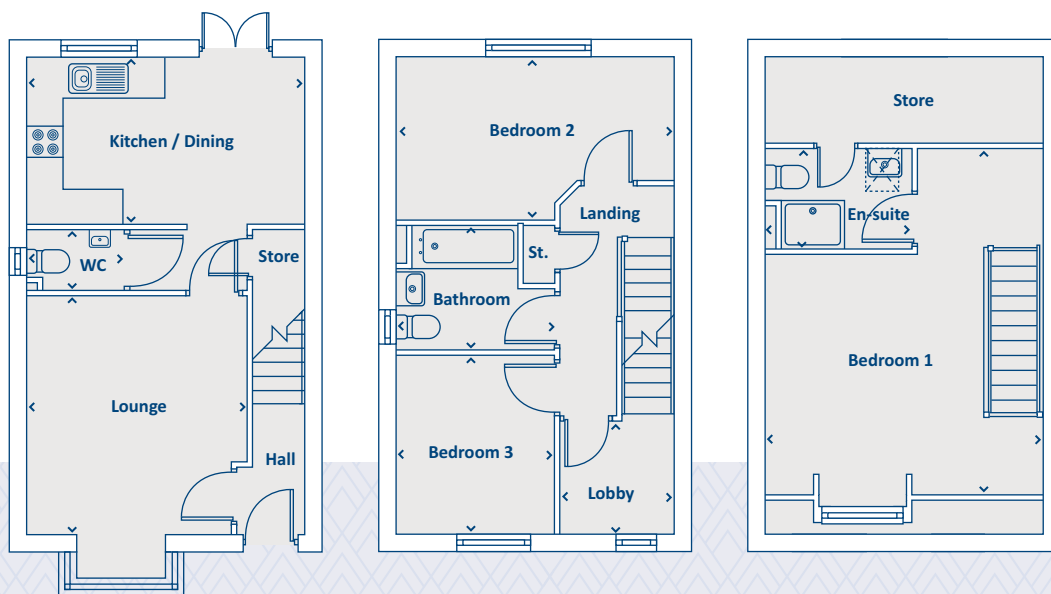
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## THE STANFORD 3 bedroom home



### GROUND FLOOR

Kitchen / Dining	4536 x 2735	14'11" x 9'0"
Lounge	3588 x 3892	11'9" x 12'9"
WC	1548 x 973	5'1" x 3'2"

### FIRST FLOOR

Bathroom	2503 x 2034	8'3" x 6'8"
Bedroom 2	4536 x 2682	14'11" x 8'10"
Bedroom 3	2503 x 2883	8'3" x 9'6"
Lobby	1941 x 1777	6'4" x 5'10"

### SECOND FLOOR

Bedroom 1	4536 x 5735	14'11" x 18'10"
En-suite	2406 x 1660	7'11" x 5'5"

➤ Longest measurement taken

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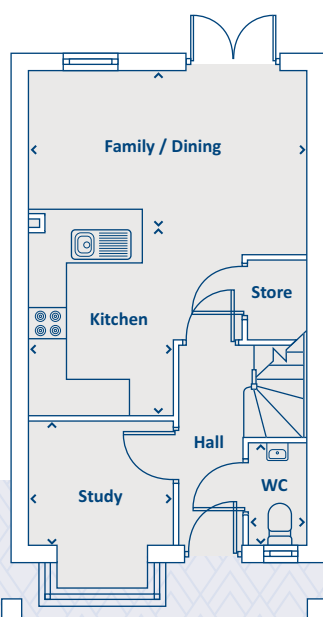






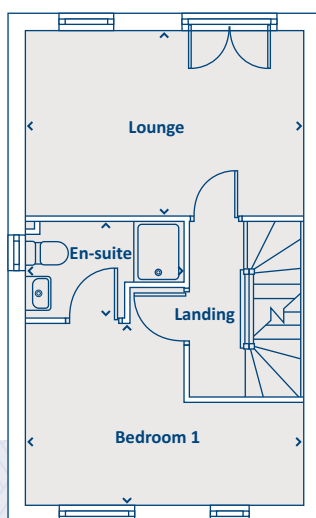
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## THE ROUNDHILL 4 bedroom home



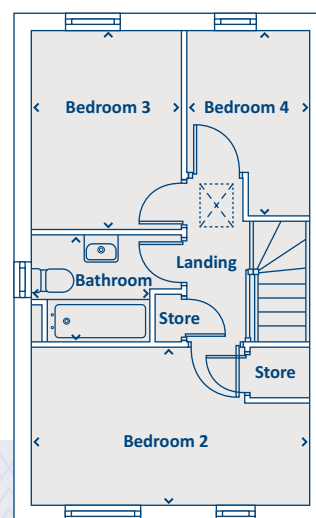
### GROUND FLOOR

Family / Dining	2542 x 4536	8'4" x 14'11"
Kitchen	3100 x 2310	10'2" x 7'7"
Study	2050 x 2310	6'9" x 7'7"
WC	1677 x 950	5'6" x 3'1"



### FIRST FLOOR

Bedroom 1	3000 x 4536	9'10" x 14'11"
En-suite	1587 x 2550	5'2" x 8'4"
Lounge	3012 x 4536	9'11" x 14'11"



### SECOND FLOOR

Bedroom 2	2600 x 4536	8'6" x 14'11"
Bedroom 3	3250 x 2450	10'8" x 8'0"
Bedroom 4	3012 x 1993	9'11" x 6'6"
Bathroom	1750 x 1920	5'9" x 6'4"

› Longest measurement taken

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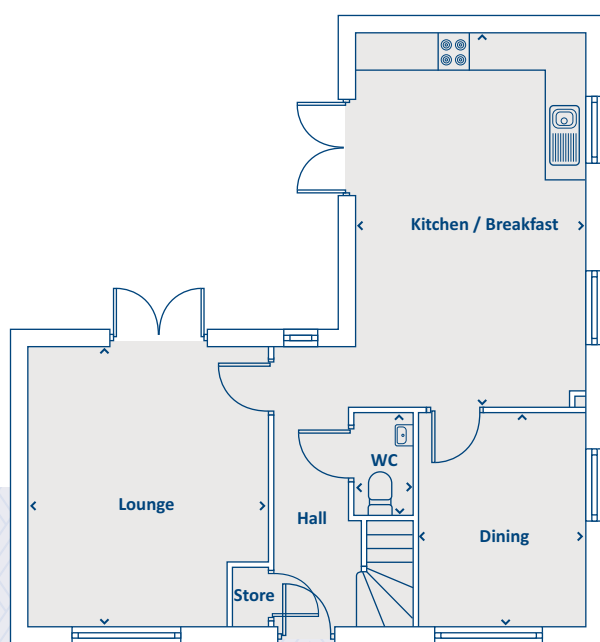






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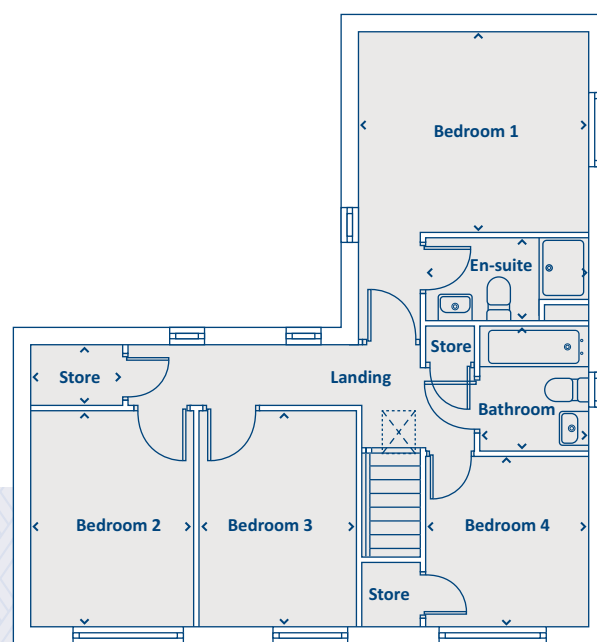
## THE BROUGHTON 4 bedroom home



### GROUND FLOOR

Dining	2650 x 3410	8'8" x 11'2"
Kitchen / Breakfast	3623 x 6138	11'11" x 20'2"
Lounge	3850 x 4523	12'8" x 14'10"
WC	937 x 1600	3'1" x 5'3"

➤ Longest measurement taken



### FIRST FLOOR

Bedroom 1	3610 x 3263	11'10" x 10'8"
En-suite	2590 x 1344	8'6" x 4'5"
Bedroom 2	2600 x 3470	8'6" x 11'5"
Bedroom 3	2532 x 3470	8'4" x 11'5"
Bedroom 4	2650 x 2750	8'8" x 9'0"
Bathroom	1700 x 2050	5'7" x 6'9"
Store	1450 x 960	4'9" x 3'2"

#### PLEASE NOTE:

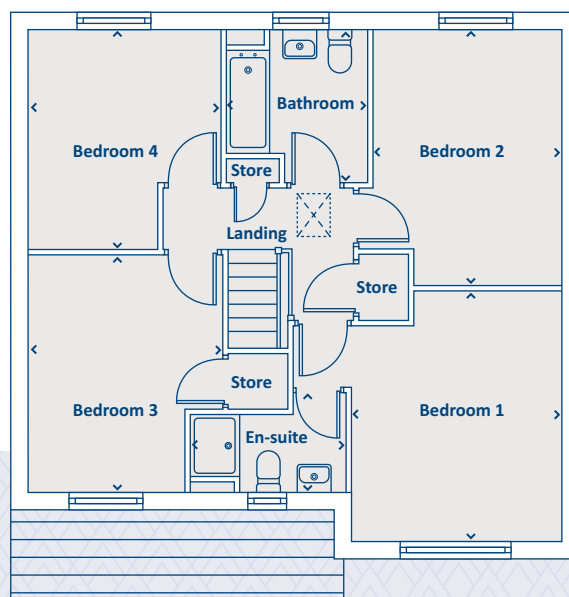
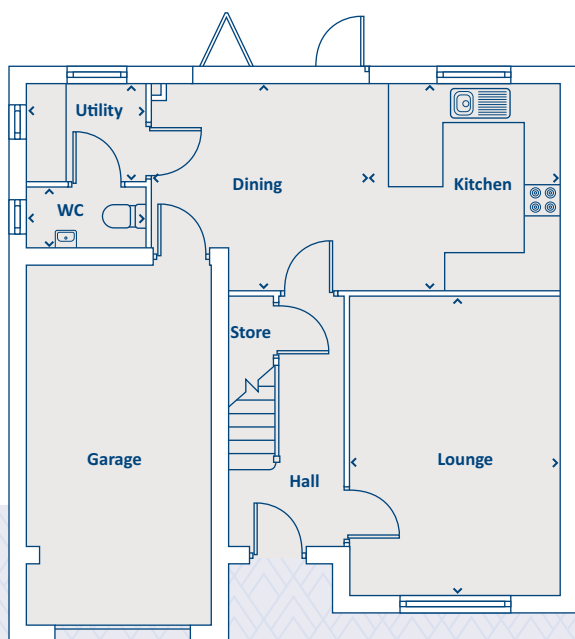
For illustration purposes only. All dimensions are + or - 50mm and these measurements should not be used for the purchase of carpets or furniture. Please see our Sales Executive for full specification and plot details at this development.





Artists impression, features may vary

## THE THIRLMERE 4 bedroom home



### GROUND FLOOR

Dining	3568 x 3342	11'8" x 11'0"
Kitchen	3098 x 3342	10'2" x 11'0"
Lounge	3397 x 4856	11'2" x 15'11"
Utility	1870 x 1550	6'2" x 5'1"
WC	1870 x 1025	6'2" x 3'4"

➤ Longest measurement taken

### FIRST FLOOR

Bedroom 1	3397 x 4100	11'2" x 13'5"
En-suite	2552 x 1600	8'4" x 5'3"
Bedroom 2	3050 x 4155	10'0" x 13'8"
Bedroom 3	3157 x 3898	10'4" x 12'9"
Bedroom 4	3150 x 3568	10'4" x 11'8"
Bathroom	2287 x 2487	7'6" x 8'2"

#### PLEASE NOTE:

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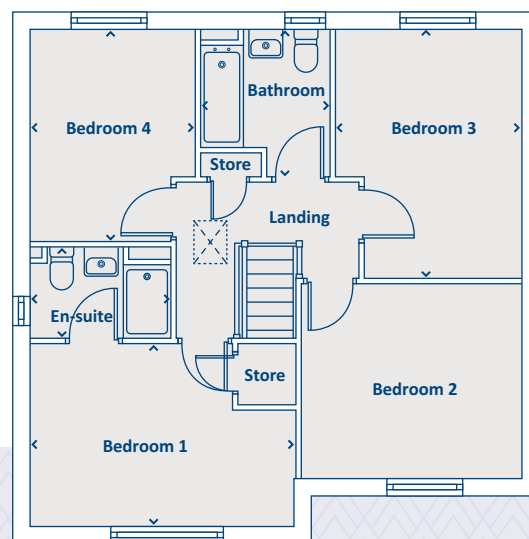
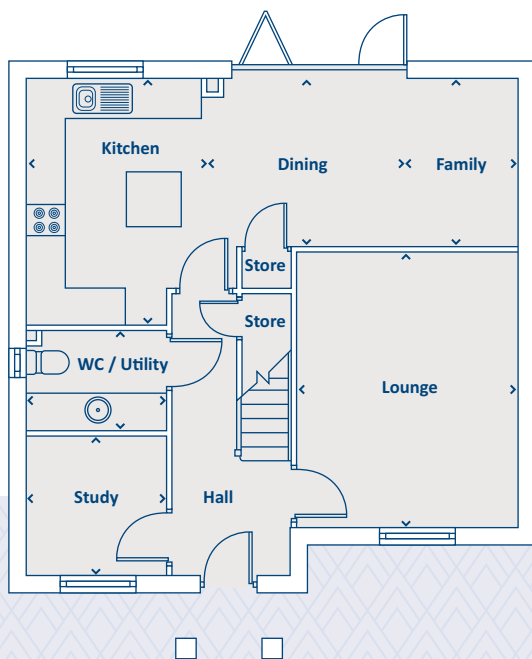






Artists impression, features may vary

## THE SHERBOURNE 4 bedroom home



### GROUND FLOOR

Dining	3242 x 2676	10'8" x 8'9"
Family	1803 x 2676	5'11" x 8'9"
Kitchen	2966 x 4000	9'9" x 13'1"
Lounge	3563 x 4497	11'8" x 14'9"
Study	2280 x 2300	7'6" x 7'7"
WC / Utility	2280 x 1637	7'6" x 5'4"

➤ Longest measurement taken

#### PLEASE NOTE:

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### FIRST FLOOR

Bedroom 1	4298 x 3001	14'1" x 9'10"
En-suite	2263 x 1500	7'5" x 4'11"
Bedroom 2	3620 x 3213	11'11" x 10'6"
Bedroom 3	3050 x 4029	10'0" x 13'3"
Bedroom 4	2663 x 3437	8'9" x 11'3"
Bathroom	2112 x 2368	6'11" x 7'9"

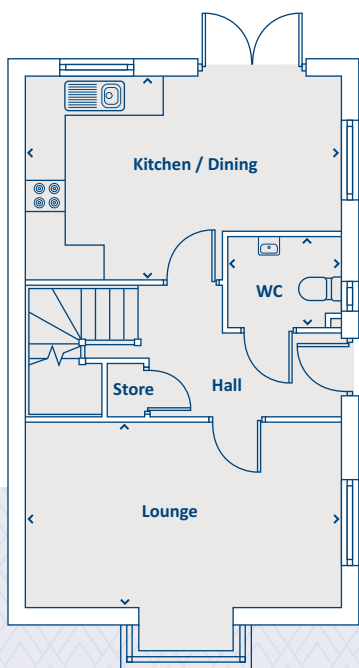






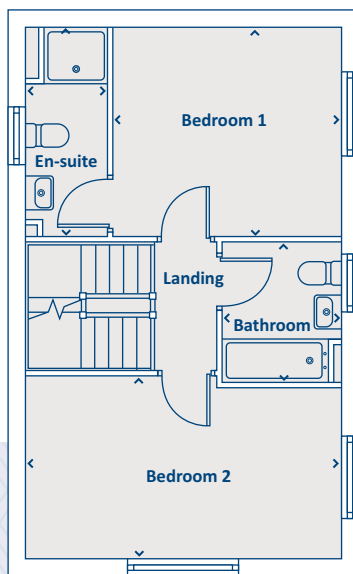
Artists impression, features may vary

## THE OLDBURY 4 bedroom home



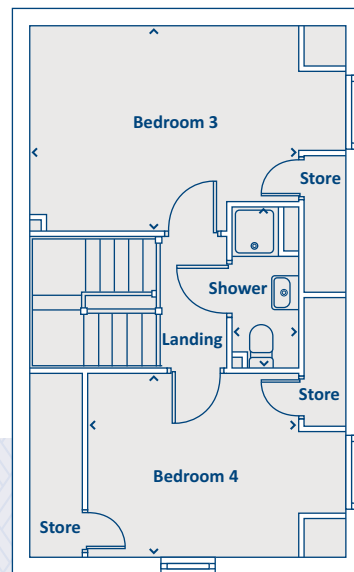
### GROUND FLOOR

Kitchen / Dining	3297 x 5085	10'10" x 16'8"
Lounge	2949 x 5085	9'8" x 16'8"
WC	1450 x 1800	4'9" x 5'11"



### FIRST FLOOR

Bedroom 1	3297 x 3690	10'10" x 12'1"
En-suite	3289 x 1302	10'9" x 4'3"
Bedroom 2	2937 x 5085	9'8" x 16'8"
Bathroom	2200 x 1900	7'3" x 6'3"



### SECOND FLOOR

Bedroom 3	3297 x 4390	10'10" x 14'5"
Bedroom 4	2949 x 3458	9'8" x 11'4"
Shower	2540 x 1150	8'4" x 3'9"

➤ Longest measurement taken

#### PLEASE NOTE:

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SHERWIN  
GARDENS

NOTTINGHAM

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