

THE GLADE

— EDWALTON —



AN EXCLUSIVE DEVELOPMENT OF 8 CONTEMPORARY HOMES



UNIQUE LOCATION IN THE HEART OF EDWALTON



INTRODUCTION

We are delighted to offer the sale of eight stunning contemporary homes situated in the heart of Edwalton, one of the most desirable locations in the Midlands. The properties are located on a private drive in a unique setting of mature trees and open space and neighbouring the most exclusive homes in the area.

The properties will be highly efficient in terms of heat retention, drastically reducing running costs and the long-term impact on the environment.

The properties are arranged over three floors with generous sized bedrooms, private bathrooms, a stunning open plan kitchen/living/dining room along with further functional rooms for modern living. The luxurious design of the properties is complemented by a range of bespoke and high end finishes throughout the properties formed by our own in-house trades.

FEATURES

Contemporary external architecture with two tone brickwork detailing and standing-seam cladding

Grand entrance lobby with double height area, with large windows to enhance natural light

Exclusive location in Edwalton, 5 minute drive to central West Bridgford and 10 minute drive to central Nottingham and walking distance to excellent schooling

Large open plan family room including kitchen, living and dining area designed to flow into outside entertaining areas

Extensive master suite nestled amongst the tree canopies with dressing room, luxurious en-suite with free standing bath and private balcony

Four additional double bedrooms, some with private en-suites

Further rooms on the ground floor generally including WC, laundry room and study/playroom

Home automation system linked with alarm, CCTV and electric gate. Optional audio packages and intelligent lighting controls

Underfloor heating system throughout the ground floor

Optional air conditioning

Large double garage with electric vehicle charging point and plant space



PLOT DETAILS



	INTERNAL FLOOR AREA (SQFT)	ROOF TERRACE (SQFT)	DESCRIPTION
PLOT 1	3488	182	5-bedroom detached house, 2 living spaces, detached double secure car port, master bedroom suite with outdoor terrace
PLOT 2	3521	182	5-bedroom detached house, 2 living spaces, integrated double garage, master bedroom suite with outdoor terrace
PLOT 3	4148	312	5-bedroom detached house, 2 living spaces, integrated double garage, master bedroom suite with outdoor terrace
PLOT 4	4638	388	5-bedroom detached house, 2 living spaces, integrated double garage, master bedroom suite with outdoor terrace
PLOT 5	TBC	TBC	5-bedroom detached house, 2 living spaces, integrated double garage, master bedroom suite with outdoor terrace
PLOT 6	TBC	TBC	5-bedroom detached house, 2 living spaces, integrated double garage, master bedroom suite with outdoor terrace
PLOT 7	TBC	TBC	5-bedroom detached house, 2 living spaces, integrated double garage, master bedroom suite with outdoor terrace
PLOT 8	TBC	TBC	5-bedroom detached house, 2 living spaces, integrated double garage, master bedroom suite with outdoor terrace

Note: All figures are indicative only



Site map is indicative only and subject to change.

In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specifications at any time without notice.

INDIVIDUALITY

Each plot has been individually considered to offer the very best design and layout, giving you the perfect balance of functionality, style and comfort.

Each of our houses come as standard with high quality finishes, fixtures and fittings. However our general specification can be tailored to suit your personal requirements.



KITCHENS

- Contemporary kitchen with large feature island
- Contemporary island unit feature lighting
- Premium quartz worktops and splashback with LED detail Siemens electric induction hob with canopy hood extractor fan
- Integrated Miele single oven in black
- Integrated Miele combi oven and warming drawer in black
- Integrated Siemens full height fridge
- Integrated Siemens full height freezer
- Integrated Miele dishwasher
- Integrated wine chiller
- Matte black Quooker hot tap
- Stainless steel undermount 1.5 bowl sink

BATHROOMS

- Porcelanosa sanitaryware
- Wall hung vanity units
- Heated flooring
- LED feature lighting
- Contemporary heated towel rails
- Free-standing bathtub with modern floor standing bath tap in master en-suite
- Porcelain floor and wall tiles throughout all bathrooms

INTERNAL FINISHES

- Full height contemporary solid timber doors, finished to wall colour
- Brushed chrome ironmongery. Optional matte black.
- Internal walls painted in muted white
- Contemporary skirting
- Floor coverings consisting of luxurious porcelain tiles and high quality wide plank timber to ground floor and wool carpet fitted to all landing space and bedrooms
- Optional feature timber wall cladding
- Fitted wardrobes to Master Suite

LANDSCAPING

- Contemporary hard and soft landscaping
- Seamless patio connection to open plan kitchen-dining-living space
- Optional outdoor kitchen
- Remote access gates to private drive





HOXSTON
DEVELOPMENTS



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