



THE GLADE



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

Internal Floor Area (SQFT)

Description

PLOT 1

3531

5-bedroom detached house, 2 living spaces, detached double secure car port, master bedroom suite with outdoor terrace

PLOT 2

3641

5-bedroom detached house, 2 living spaces, integrated double garage, master bedroom suite with outdoor terrace

PLOT 3

4210

5-bedroom detached house, 2 living spaces, integrated double garage, master bedroom suite with outdoor terrace

PLOT 4

4706

5-bedroom detached house, 2 living spaces, integrated double garage, master bedroom suite with outdoor terrace

PLOT 5

3887

5-bedroom detached house, 2 living spaces, integrated double garage, master bedroom suite with outdoor terrace

PLOT 6

4359

5-bedroom detached house, 2 living spaces, integrated double garage, master bedroom suite with outdoor terrace

PLOT 7

4018

5-bedroom detached house, 2 living spaces, integrated double garage, master bedroom suite with outdoor terrace

PLOT 8

3639

5-bedroom detached house, 2 living spaces, integrated double garage, master bedroom suite with outdoor terrace

Note: All figures are indicative only



Site Plan

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.





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



Kitchens

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



Bathrooms



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

Interior Finishes



Contemporary hard and soft landscaping

Seamless patio connection to open plan kitchen-dining-living space

Optional outdoor kitchen

Remote access gates to private drive



Landscaping



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Hoxton Development's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. The Glade is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact the agents to ascertain the availability of any particular property. All computer generated images and lifestyle photography are indicative only and subject to change.



HOXSTON
DEVELOPMENTS

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