



CHINGFORD MEADOWS

**BILBOROUGH,
NOTTINGHAM
NG8 3DH**

**2 & 3 BEDROOM SHARED
OWNERSHIP HOMES**



Affordability, Connectivity and Comfort

Shared Ownership Homes at Chingford Meadows.

Set within the Chingford Meadows development in Bilborough, these two and three bedroom Shared Ownership homes offer an affordable way to enjoy modern living in one of Nottingham's best connected locations.



Everyday essentials, green open spaces and excellent transport links are all close at hand, making it easy to balance work, play and family life. Local shops, supermarkets, cafés, schools and leisure facilities can all be found within minutes, while nearby Wollaton Hall & Deer Park offers acres of beautiful parkland to explore throughout the seasons. The excitement of the city is also just a short journey away, with Nottingham providing an excellent choice of shopping, dining, entertainment and culture.

With such a strong combination of convenience, connectivity and access to nature, these contemporary, energy-efficient homes allow you to make the most of everyday life.

Live life in connected comfort.

Everything you need for everyday life, with Nottingham just a stone's throw away

Your New Home at Chingford Meadows

Owning your own home is more achievable than ever through Shared Ownership with Auxesia Homes. Designed to support working people and key workers, our Shared Ownership scheme gives you the opportunity to buy a new-build home with a smaller deposit and reduced monthly costs, making your dream of homeownership a reality.

Whether you're stepping onto the property ladder for the first time or looking for a manageable, well-connected home, this development offers the perfect balance of lifestyle and location.

Each home includes high specification finishes, designed to provide comfort, energy efficiency and contemporary style as standard.

SPECIFICATION

Kitchen

- Integrated oven, hob and extractor
- Glass splash back
- Space and plumbing for washing machine

Bathroom

- Shower screen
- Shower over bath

Interior Finishes

- Flooring to the kitchen, bathroom and WC
- Downlights to the kitchen, bathroom and WC
- White emulsion ceilings and walls
- White gloss woodwork

External Finishes

- Outside tap to the rear
- Front and rear external light
- Turfed rear garden
- Turfed and landscaped front garden where applicable





Well Connected, Ideally Located

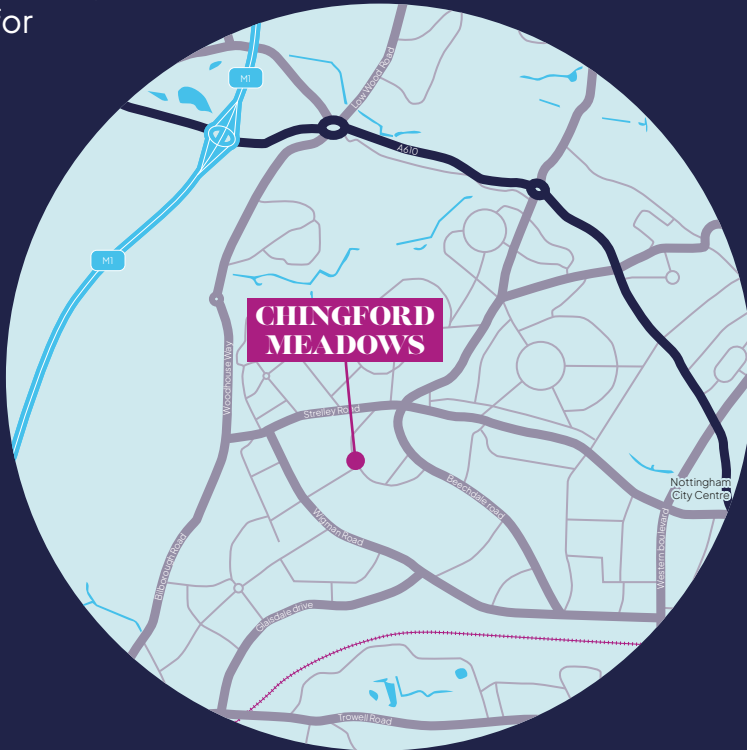
Excellent road and public transport links make travel from Chingford Meadows straightforward. The nearby A610 provides quick access to Junction 26 of the M1, while regular bus services connect Bilborough with Nottingham city centre.

Nottingham railway station offers direct services to destinations including Sheffield, Birmingham and London, and East Midlands Airport is within easy reach. Whether commuting to work or exploring further afield, Chingford Meadows is ideally located for modern living.

NEARBY DESTINATIONS

AMENITY / LANDMARK

AMENITY / LANDMARK	DISTANCE (APPROX.)
HARVEY HADDEN SPORTS VILLAGE	0.7 MILES
BILBOROUGH COLLEGE	1.3 MILES
M1 JUNCTION 26	2.6 MILES
WOLLATON HALL & DEER PARK	2.7 MILES
QUEEN'S MEDICAL CENTRE	3.2 MILES
NOTTINGHAM CITY CENTRE	3.4 MILES
NOTTINGHAM RAILWAY STATION	4.2 MILES
UNIVERSITY OF NOTTINGHAM	4.3 MILES
EAST MIDLANDS AIRPORT	16.5 MILES



Ground Floor



First Floor



3 bedroom home Plots 9, 10 and 11

GROUND FLOOR

KITCHEN	4.09m x 2.97m	13'5" x 9'9"
LOUNGE	4.12m x 3.51m	13'6" x 11'6"
UTILITY	1.98m x 2.20m	6'6" x 7'3"
WC	1.98m x 1.55m	6'6" x 5'1"

FIRST FLOOR

BEDROOM 1	4.09m x 2.90m	13'5" x 9'6"
BEDROOM 2	4.12m x 2.900m	13'6" x 9'6"
BEDROOM 3	2.99m x 2.80m	9'10" x 9'2"
BATHROOM	2.26m x 1.98m	7'5" x 6'6"

2 bedroom home Plot 112

GROUND FLOOR

KITCHEN	3.20m x 2.50m	10'6" x 8'2"
LOUNGE	4.90m x 3.14m	16'1" x 10'4"
DINING	2.10m x 1.66m	6'11" x 5'5"
WC	1.98m x 1.55m	6'6" x 5'1"

FIRST FLOOR

BEDROOM 1	3.75m x 3.70m	12'4" x 12'2"
BEDROOM 2	4.40m x 2.19m	14'5" x 7'2"
BATHROOM	2.25m x 1.95m	7'5" x 6'5"

Ground Floor



First Floor





WWW.AUXESIAHOMES.CO.UK
SALES@AUXESIAHOMES.CO.UK

Telephone
01565 648284

Regulated by the Regulator of Social Housing No. 4765
Auxesia Homes Limited Company No. 07451258

Registered office: 1eb Booths Hall Booths Park, Chelford Road, Knutsford, England WA16 8QZ

All rights reserved. No part of this publication may be reproduced or transmitted in any form or by any means without prior written consent of Auxesia Homes Limited. It is based on material that we believe to be reliable. Whilst every effort has been made to ensure its accuracy, we cannot offer any warranty that it contains no factual errors. No liability for negligence or otherwise is assumed by Auxesia Homes Limited or The Developer for any loss or damage suffered by any party resulting from their use of this publication.

Important Information:

The items shown on this floorplan are for illustrative purposes only and may be subject to change. Layouts, dimensions, and positions of fixtures may vary from those indicated. Please speak to a Sales Advisor for specific details relating to your chosen plot. Furniture layouts are indicative and not to scale. Items shown are not included in the sale.

This brochure contains computer generated images for illustrative purposes only. External finishes, landscaping, and plot configuration may vary. For further information and individual plot details, please consult a Sales Advisor. All dimensions are approximate and should not be used to calculate carpet sizes, appliance space, or furniture fit. We operate a policy of continuous improvement. As a result, certain features – including kitchen and bathroom layouts, doors, windows, garages, and elevations – may vary over time. These particulars are intended as general guidance only and do not form part of any offer, contract or warranty. Changes can be made to the specification, or floor layout at any time and without notice.

