





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
PLOT4	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.



Leicht Contemporary German kitchen with large feature island

Contemporary island unit feature lighting

Premium quartz worktops and splashback with LED detail

Bora electric induction hob

Integrated Siemens single oven in black

Integrated Siemens combi oven and warming drawer in black

Integrated Siemens full height fridge

Integrated Siemens full height freezer

Integrated Siemens dishwasher

Integrated wine chiller

Quooker hot tap

Stainless steel undermount 1.5 bowl sink



Kitchens

Contemporary Designer 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

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





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