

# EDWALTON FIELDS

Edwalton, NG12

3 & 4 BEDROOM  
NEW HOMES

Welcome to  
**Edwalton Fields,**  
**Edwalton,**  
located on the  
outskirts of  
Nottingham



A COLLECTION OF 3 BEDROOM HOMES

# Edwalton Fields is within easy reach of Nottingham city centre.

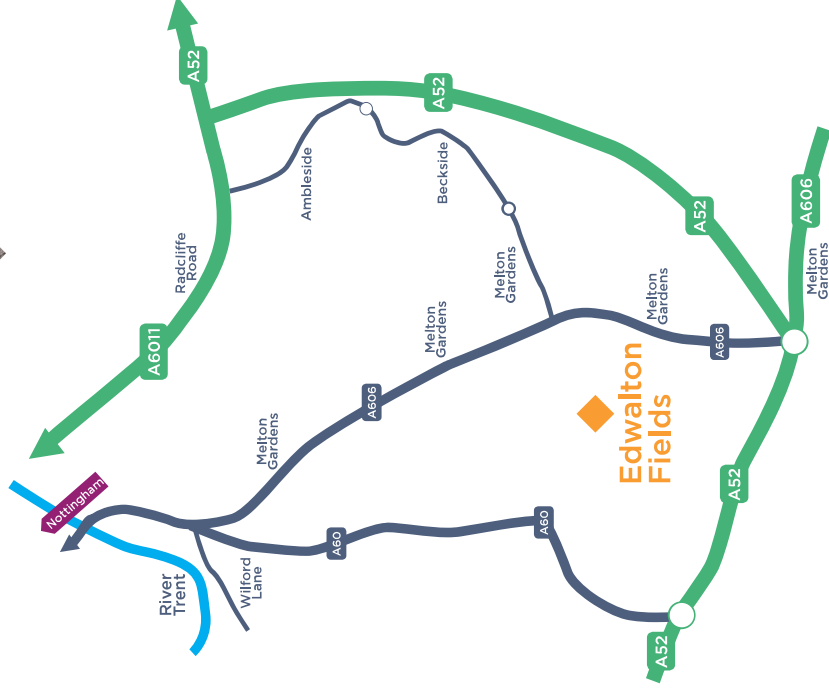
A perfect location to live offering excellent links within the East Midlands region.

Edwalton Fields is just off the A606 giving you a direct route into Nottingham city centre.

This attractive new development offers a vibrant community in the suburbs with local shopping and schools on the doorstep.

Given that it is less than six miles away from Nottingham city centre it is handy for commuting and a short drive to the A52 takes you to junction 25 of the M1. Nottingham railway station is just 5.3 miles away from Edwalton. For air travel East Midlands airport is also within a short commute by car.

This sought-after area offers many outdoor activities with a near by golf course, local boutique shops and is popular with families with children.



**19**  
MINS

Nottingham

**34**  
MINS

Derby

**44**  
MINS

Burton-on-Trent







**46**  
MINS

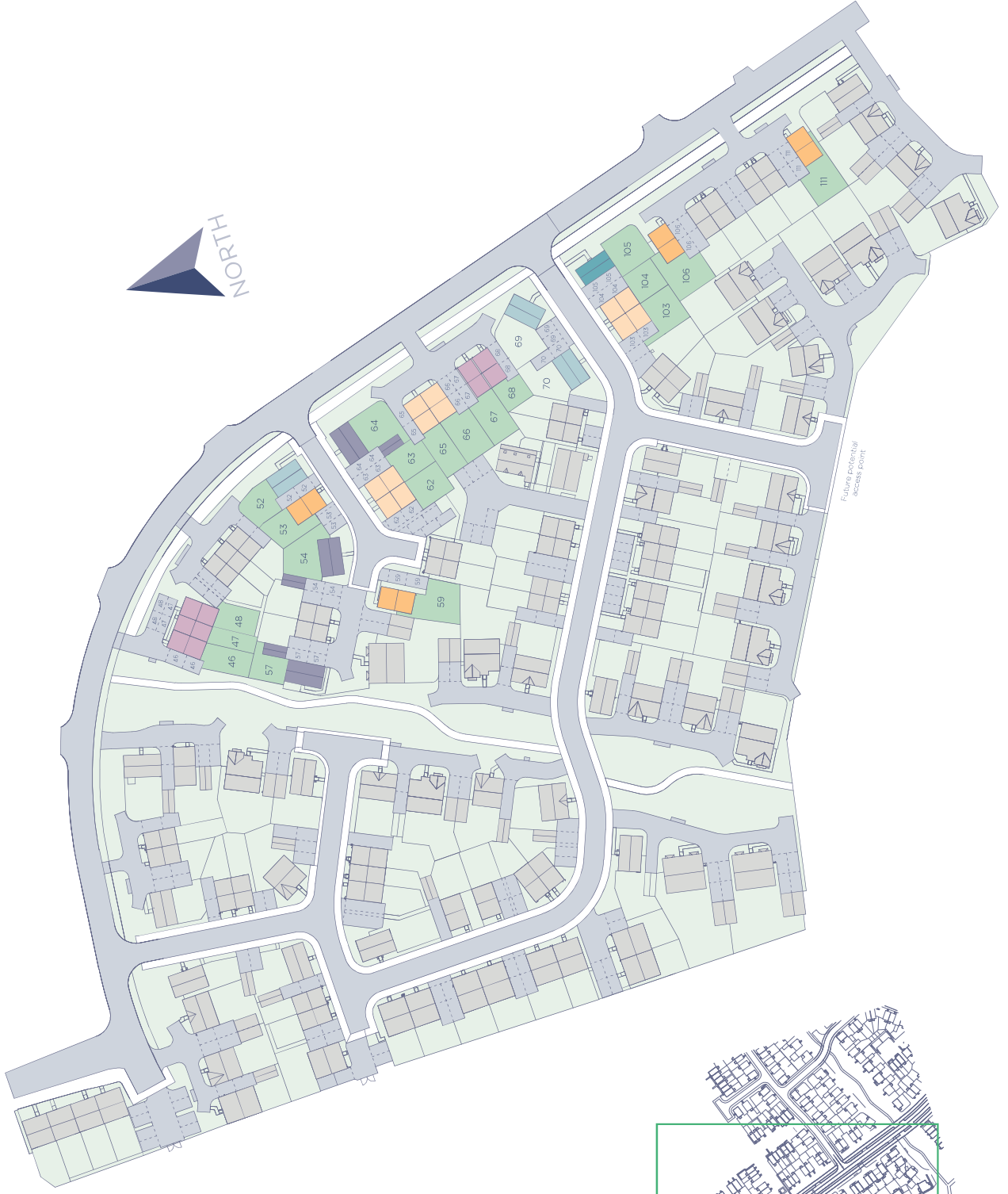
Leicester



# Edwalton Fields

## Site Layout

- 
**The Apple**  
 3 Bed Detached  
 53, 59, 106, 111
- 
**The Apple**  
 3 Bed Semi-Detached  
 62, 63, 65, 66, 103, 104
- 
**The Cherry**  
 3 Bed Detached  
 105
- 
**The Fig**  
 3 Bed Terrace  
 46, 47, 48
- 
**The Fig**  
 3 Bed Semi-Detached  
 67, 68
- 
**The Pear**  
 3 Bed Detached  
 52, 69, 70
- 
**The Braeburn**  
 4 Bed Detached - with garage  
 54, 57, 64





Computer generated image shown.

## The Apple

3 Bed Detached home

### SPECIFICATIONS

The Apple is a stylish three bedroom detached home comprising of a spacious living area and well appointed kitchen/dining room with double door access to the turfed rear garden.

Upstairs you will find three bedrooms and a white fitted family bathroom with shower over the bath.

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking

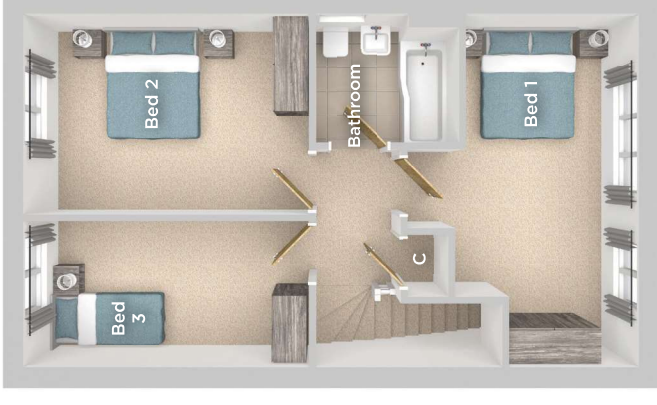


### GROUND FLOOR

Kitchen/Dining  
5.24m x 3.67m 17'2" x 12'1"

Living  
4.21m x 3.74m 13'10" x 12'3"

**TOTAL FLOOR AREA**  
95.05m<sup>2</sup> - 1023.15 sq.ft



### FIRST FLOOR

Bedroom 1  
4.20m x 2.99m 13'9" x 9'10"

Bedroom 2  
5.24m x 2.59m 17'2" x 8'6"

Bedroom 3  
4.20m x 2.19m 13'9" x 7'2"

Bathroom  
2.14m x 1.94m 7'0" x 6'4"

△ External access C Cupboard/Storage

Imagery indicative of Platform show homes. Fixtures and fittings shown are intended as a preliminary guide for prospective purchasers and should not be relied upon. Internal layouts show a general arrangement which may vary from plot to plot.

Platform Home Ownership have taken every effort to ensure that these documents are accurate and represent the properties available. Platform Home Ownership and the developer may in their efforts to improve design reserve the right to alter site plans, floorplans, elevations and specifications without prior notice. Visit our website at [www.platformhomeownership.com](http://www.platformhomeownership.com) for further details.



Computer generated image shown.

## The Apple

3 Bed Semi-Detached home

### SPECIFICATIONS

- ◆ The Apple is a stylish three bedroom semi-detached home comprising of a spacious living area and well appointed kitchen/dining room with double door access to the turfed rear garden.
- ◆ Upstairs you will find three bedrooms and a white fitted family bathroom with shower over the bath.
- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking

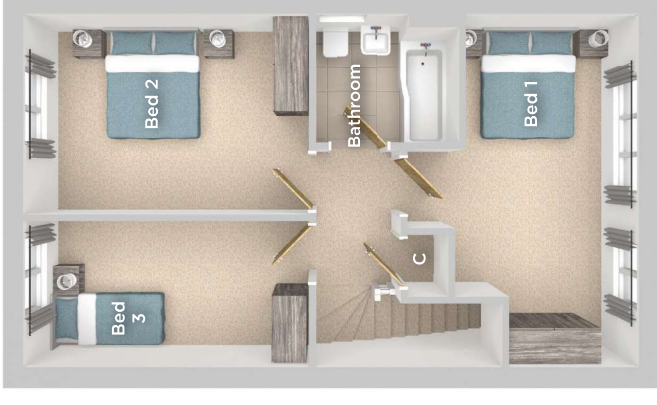


### GROUND FLOOR

Kitchen/Dining  
5.24m x 3.67m 17'2" x 12'1"

Living  
4.21m x 3.74m 13'10" x 12'3"

**TOTAL FLOOR AREA**  
95.05m<sup>2</sup> - 1023.15 sq.ft



### FIRST FLOOR

Bedroom 1  
4.20m x 2.99m 13'9" x 9'10"

Bedroom 2  
5.24m x 2.59m 17'2" x 8'6"

Bedroom 3  
4.20m x 2.19m 13'9" x 7'2"

Bathroom  
2.14m x 1.94m 7'0" x 6'4"

△ External access C Cupboard/Storage

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Computer generated image shown.

## The Cherry

3 Bed Detached home

The Cherry is a modern three bed double fronted detached home comprising of a well appointed front aspect kitchen/dining area, spacious living room with double doors to the turfed garden.

Upstairs you will find three bedrooms and a white fitted family bathroom with shower over the bath.

### SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking



### GROUND FLOOR

Kitchen/Dining 4.58m x 3.03m 15'0" x 9'11"

Living 4.58m x 3.96m 15'0" x 13'0"

**TOTAL FLOOR AREA**  
84.55m<sup>2</sup> - 910.04 sq.ft

△ External access C Cupboard/Storage

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### FIRST FLOOR

Bedroom 1 4.58m x 3.20m 15'0" x 10'6"

Bedroom 2 4.14m x 2.35m 13'7" x 7'9"

Bedroom 3 3.03m x 2.15m 9'11" x 7'1"

Bathroom 2.30m x 2.00m 7'7" x 6'7"



Computer generated image of plots 67 & 68. Please note plots 46, 47 & 48 are terrace plots.

## The Fig

3 Bed Semi-Detached home  
Plots 67 & 68

Plots 46, 47 & 48 Terrace

### SPECIFICATIONS

- ◆ The Fig is a stylish three bedroom terrace home comprising of a spacious living area with double door access to the turfed rear garden. A well appointed kitchen with a front facing aspect.
- ◆ Upstairs you will find three bedrooms and a white fitted family bathroom with shower over the bath.
- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking



### GROUND FLOOR

Kitchen  
3.35m x 2.53m 10'12" x 8'3"

Living/Dining  
4.64m x 4.58m 15'2" x 15'0"

**TOTAL FLOOR AREA**  
84.55m<sup>2</sup> - 910.04 sq.ft

△ External access C Cupboard/Storage

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### FIRST FLOOR

Bedroom 1  
4.58m x 2.49m 15'0" x 8'2"

Bedroom 2  
4.27m x 2.23m 14'0" x 7'4"

Bedroom 3  
3.20m x 2.28m 10'6" x 7'6"

Bathroom  
2.37m x 2.23m 7'9" x 7'4"





Computer generated image shown.

## The Pear

3 Bed Detached home

The Pear is a modern three bed detached double fronted home offering a spacious living area and well appointed kitchen/dining room with double door access to the turfed rear garden.

Upstairs you will find three bedrooms and a white fitted family bathroom with shower over the bath.

### SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking



### GROUND FLOOR

Kitchen/Dining  
5.53m x 3.33m 18'2" x 10'6"

Living  
5.53m x 3.88m 18'2" x 12'9"

**TOTAL FLOOR AREA**  
102.12m<sup>2</sup> - 1099.21 sq.ft

△ External access    **W** Wardrobe/Storage

### FIRST FLOOR

Bedroom 1  
5.53m x 3.20m 18'2" x 10'6"

Bedroom 2  
4.14m x 3.25m 13'7" x 10'8"

Bedroom 3  
3.03m x 2.20m 9'11" x 7'3"

Bathroom  
3.25m x 2.00m 10'8" x 6'7"

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Computer generated image shown.

## The Braeburn

4 Bed Detached home  
- with garage

### SPECIFICATIONS

- ◆ The Braeburn is a modern four bed detached double fronted home comprising of a well appointed front aspect kitchen/dining area, with double doors to the turfed garden, spacious living room. Upstairs you will find four bedrooms and a white fitted family bathroom with shower over the bath.
- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking



### GROUND FLOOR

Kitchen/Dining  
5.59m x 3.82m 18'4" x 12'6"

Living  
5.59m x 3.78m 18'4" x 12'5"

### FIRST FLOOR

Bedroom 1  
3.87m x 3.04m 12'8" x 9'11"

Bedroom 2  
3.51m x 3.11m 11'6" x 10'2"

Bedroom 3  
3.51m x 2.40m 11'6" x 7'10"

Bedroom 4  
2.72m x 2.48m 8'11" x 8'1"

Bathroom  
2.17m x 1.94m 7'2" x 6'4"

**TOTAL FLOOR AREA**  
108.96m<sup>2</sup> - 1172.87 sq.ft

△ External access C Cupboard/Storage

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# Edwalton Fields, Edwalton

## Nottinghamshire NG12.

House prices for all plots available



Plot	House Type	Postal Address	Handover	100% Price	35% Share Value	Monthly Rent	Service Charge	Sold/Reserved
53	<b>The Apple</b> 3 Bed Detached House	12 Mary Close, Edwalton, Nottingham, NG12 4HD.	Sept 2024	£380,000	£133,000	£566.04	£31.11	
59	<b>The Apple</b> 3 Bed Detached House	6 Mary Close, Edwalton, Nottingham, NG12 4HD.	Oct 2024	£380,000	£133,000	£566.04	£31.11	RESERVED
106	<b>The Apple</b> 3 Bed Detached House	167 Rose Way, Edwalton, Nottingham, NG12 4LR.	Mar 2024	£380,000	£133,000	£566.04	£31.11	RESERVED
111	<b>The Apple</b> 3 Bed Detached House	157 Rose Way, Edwalton, Nottingham, NG12 4LR.	Mar 2024	£380,000	£133,000	£566.04	£31.11	
62	<b>The Apple</b> 3 Bed Semi-Detached House	3 Mary Close, Edwalton, Nottingham, NG12 4HD.	Jul 2024	£370,000	£129,500	£551.15	£31.11	RESERVED
63	<b>The Apple</b> 3 Bed Semi-Detached House	2 Mary Close, Edwalton, Nottingham, NG12 4HD.	Jul 2024	£370,000	£129,500	£551.15	£31.11	RESERVED
65	<b>The Apple</b> 3 Bed Semi-Detached House	175 Rose Way, Edwalton, Nottingham, NG12 4LR.	Jul 2024	£370,000	£129,500	£551.15	£31.11	
66	<b>The Apple</b> 3 Bed Semi-Detached House	173 Rose Way, Edwalton, Nottingham, NG12 4LR.	Jul 2024	£370,000	£129,500	£551.15	£31.11	
103	<b>The Apple</b> 3 Bed Semi-Detached House	5 Magenta Gardens, Edwalton, Nottingham, NG12 4JX.	May 2024	£370,000	£129,500	£551.15	£31.11	RESERVED
104	<b>The Apple</b> 3 Bed Semi-Detached House	3 Magenta Gardens, Edwalton, Nottingham, NG12 4JX.	May 2024	£370,000	£129,500	£551.15	£31.11	
105	<b>The Cherry</b> 3 Bed Detached House	1 Magenta Gardens, Edwalton, Nottingham, NG12 4JX.	May 2024	£370,000	£129,500	£551.15	£31.11	RESERVED

For more information contact:

Sales@Platformhg.com  
Platformhomeownership.com  
0333 200 7304



Please note:  
Prices and dates quoted above where correct at the time of going to print. Platform Home Ownership reserve the right to amend the details and prices above without prior consultation.  
Purchasers are advised to consult with your sales co ordinator.

# Edwalton Fields, Edwalton

## Nottinghamshire NG12.

House prices for all plots available



Plot	House Type	Postal Address	Handover	100% Price	35% Share Value	Monthly Rent	Service Charge	Sold/Reserved
46	<b>The Fig</b> 3 Bed End-Terrace House	187 Rose Way, Edwalton, Nottingham, NG12 4LR.	Sept 2024	£357,500	£125,125	£532.53	£31.11	
47	<b>The Fig</b> 3 Bed Mid-Terrace House	185 Rose Way, Edwalton, Nottingham, NG12 4LR.	Sept 2024	£355,000	£124,250	£528.80	£31.11	
48	<b>The Fig</b> 3 Bed End-Terrace House	183 Rose Way, Edwalton, Nottingham, NG12 4LR.	Sept 2024	£357,500	£125,125	£532.53	£31.11	
67	<b>The Fig</b> 3 Bed Semi-Detached House	171 Rose Way, Edwalton, Nottingham, NG12 4LR.	Jul 2024	£360,000	£126,000	£536.25	£31.11	
68	<b>The Fig</b> 3 Bed Semi-Detached House	169 Rose Way, Edwalton, Nottingham, NG12 4LR.	Jul 2024	£360,000	£126,000	£536.25	£31.11	
52	<b>The Pear</b> 3 Bed Detached House	13 Mary Close, Edwalton, Nottingham, NG12 4HD.	Sept 2024	£390,000	£136,500	£580.94	£31.11	
69	<b>The Pear</b> 3 Bed Detached House	2 Magenta Gardens, Edwalton, Nottingham, NG12 4JX.	Jul 2024	£390,000	£136,500	£580.94	£31.11	
70	<b>The Pear</b> 3 Bed Detached House	4 Magenta Gardens, Edwalton, Nottingham, NG12 4JX.	Jul 2024	£390,000	£136,500	£580.94	£31.11	
54	<b>The Braeburn</b> 4 Bed Detached House with garage	11 Mary Close, Edwalton, Nottingham, NG12 4HD.	Oct 2024	£440,000	£154,000	£655.42	£31.63	
57	<b>The Braeburn</b> 4 Bed Detached House with garage	8 Mary Close, Edwalton, Nottingham, NG12 4HD.	Oct 2024	£440,000	£154,000	£655.42	£31.63	
64	<b>The Braeburn</b> 4 Bed Detached House with garage	1 Mary Close, Edwalton, Nottingham, NG12 4HD.	Jul 2024	£440,000	£154,000	£655.42	£31.63	

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OWNERSHIP

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Edwalton, Nottinghamshire NG12.