

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.



Nottingham



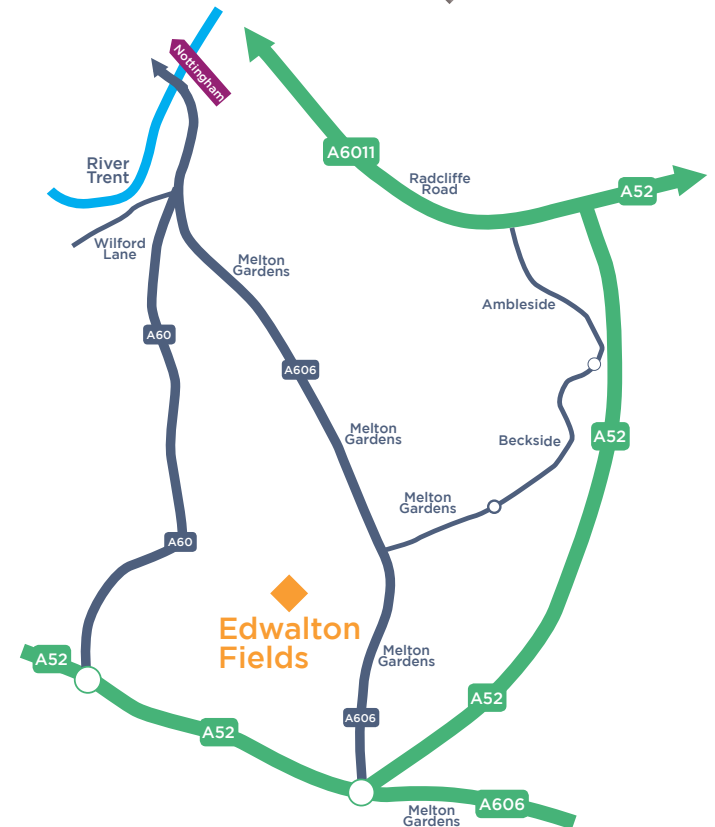
Derby



Burton-on-Trent












Leicester



Edwalton Fields

Site Layout

-  **The Blossom**
1 Bed Terrace Bungalow
2, 3, 4
-  **The Maple**
2 Bed Semi-Detached
10, 11,
-  **The Spruce**
3 Bed Semi-Detached
28, 29
-  **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 - with garage
8, 9
-  **The Pear**
3 Bed Detached
39, 52, 69, 70
-  **The Braeburn**
4 Bed Detached - with garage
42, 54, 57, 64
-  **The Tayberry**
4 Bed Detached - with garage
43





Computer generated image shown.

The Blossom

1 Bed Terrace Bungalow home

The Blossom is a modern one bedroom terrace bungalow home comprising of a well appointed kitchen/dining room, and spacious living area allowing access via double doors to the rear turfed garden.

The bedroom is located to the front of the property with the white fitted 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

Living/Kitchen/Dining
6.80m x 4.15m 22'4" x 13'7"

Bedroom
3.65m x 3.28m 11'12" x 10'9"

Bathroom
2.20m x 1.95m 7'3" x 6'5"

TOTAL FLOOR AREA
51.00m² - 548.96 sq.ft

△ External access C Cupboard/Storage

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Computer generated image shown.

The Maple

2 Bed Semi-Detached home

The Maple is a stylish two bedroom semi-detached home comprising of a well appointed front aspect kitchen, spacious living/ dining area with access to the rear turfed garden.

Upstairs you will find two 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

Living/Dining
4.45m x 3.28m 14'7" x 10'9"

Kitchen
3.52m x 2.50m 11'7" x 8'2"



FIRST FLOOR

Bedroom 1
4.45m x 2.75m 14'7" x 9'0"

Bedroom 2
4.45m x 2.89m 14'7" x 9'6"

Bathroom
2.37m x 2.24m 7'9" x 7'4"

TOTAL FLOOR AREA

72.68m² - 782.37 sq.ft

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Computer generated image shown.

The Spruce

3 Bed Semi-Detached home

The Spruce is a stylish three bedroom semi-detached home comprising of a well appointed front aspect kitchen, spacious living/ dining area with access to the rear 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

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

Kitchen
2.95m x 2.53m 9'8" x 8'3"



FIRST FLOOR

Bedroom 1
4.58m x 2.45m 15'0" x 8'0"

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

Bedroom 3
3.15m x 2.28m 10'4" x 7'6"

Bathroom
2.37m x 2.35m 7'9" x 7'9"

TOTAL FLOOR AREA
84.55m² - 910.04 sq.ft

△ External access C Cupboard/Storage

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Computer generated image shown.

The Apple

3 Bed Detached home

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.

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

5.24m x 3.67m 17'2" x 12'1"

Living

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



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"

TOTAL FLOOR AREA
95.05m² - 1023.15 sq.ft

△ External access C Cupboard/Storage

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Computer generated image shown.

The Apple

3 Bed Semi-Detached home

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.

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	5.24m x 3.67m	17'2" x 12'1"
Living	4.21m x 3.74m	13'10" x 12'3"



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"

TOTAL FLOOR AREA
95.05m² - 1023.15 sq.ft

△ 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
84.55m² - 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 7'11"

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

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.

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

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



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"

TOTAL FLOOR AREA
84.55m² - 910.04 sq.ft

△ External access C Cupboard/Storage

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Computer generated image shown.

The Pear

3 Bed Detached home

Plots 8 & 9 with garage

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"

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"

TOTAL FLOOR AREA
102.12m² - 1099.21 sq.ft

△ External access **W** Wardrobe/Storage

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Computer generated image shown.

The Braeburn

4 Bed Detached home
- with garage

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.

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
5.59m 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
108.96m² - 1172.87 sq.ft

△ External access C Cupboard/Storage

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Computer generated image shown.

The Tayberry

4 Bed Detached home
- with garage

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

Upstairs you will find four 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
3.59m x 2.93m 11'9" x 9'7"

Living/Dining
6.35m x 5.39m 20'10" x 17'8"



FIRST FLOOR

Bedroom 1
4.40m x 2.91m 14'5" x 9'7"

Bedroom 2
3.25m x 2.99m 10'8" x 9'10"

Bedroom 3
3.25m x 2.32m 10'8" x 7'7"

Bedroom 4
2.63m x 2.40m 8'7" x 7'10"

Bathroom
2.21m x 1.93m 7'3" x 6'4"

TOTAL FLOOR AREA
108.34m² - 1166.11 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	The Apple 3 Bed Detached House	12 Mary Close, Edwalton, Nottingham, NG12 4HD.						
59	The Apple 3 Bed Detached House	6 Mary Close, Edwalton, Nottingham, NG12 4HD.						
106	The Apple 3 Bed Detached House	167 Rose Way, Edwalton, Nottingham, NG12 4LR.						
111	The Apple 3 Bed Detached House	157 Rose Way, Edwalton, Nottingham, NG12 4LR.						
62	The Apple 3 Bed Semi-Detached House	3 Mary Close, Edwalton, Nottingham, NG12 4HD.						
63	The Apple 3 Bed Semi-Detached House	2 Mary Close, Edwalton, Nottingham, NG12 4HD.						
65	The Apple 3 Bed Semi-Detached House	175 Rose Way, Edwalton, Nottingham, NG12 4LR.						
66	The Apple 3 Bed Semi-Detached House	173 Rose Way, Edwalton, Nottingham, NG12 4LR.						
103	The Apple 3 Bed Semi-Detached House	5 Magenta Gardens, Edwalton, Nottingham, NG12 4JX.						
104	The Apple 3 Bed Semi-Detached House	3 Magenta Gardens, Edwalton, Nottingham, NG12 4JX.						
105	The Cherry 3 Bed Detached House	1 Magenta Gardens, Edwalton, Nottignham, NG12 4JX.						

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	The Fig 3 Bed End-Terrace House	187 Rose Way, Edwalton, Nottingham, NG12 4LR.						
47	The Fig 3 Bed Mid-Terrace House	185 Rose Way, Edwalton, Nottingham, NG12 4LR.						
48	The Fig 3 Bed End-Terrace House	183 Rose Way, Edwalton, Nottingham, NG12 4LR.						
67	The Fig 3 Bed Semi-Detached House	171 Rose Way, Edwalton, Nottingham, NG12 4LR.						
68	The Fig 3 Bed Semi-Detached House	169 Rose Way, Edwalton, Nottingham, NG12 4LR.						
8	The Pear 3 Bed Detached House with garage	61 Magenta Gardens, Edwalton, Nottingham, NG12 4JX.						
9	The Pear 3 Bed Detached House with garage	59 Magenta Gardens, Edwalton, Nottingham, NG12 4JX.						
39	The Pear 3 Bed Detached House	197 Rose Way Edwalton, Nottingham, NG12 4LR						
52	The Pear 3 Bed Detached House	13 Mary Close, Edwalton, Nottingham, NG12 4HD.						
69	The Pear 3 Bed Detached House	2 Magenta Gardens, Edwalton, Nottingham, NG12 4JX.						
70	The Pear 3 Bed Detached House	4 Magenta Gardens, Edwalton, Nottingham, NG12 4JX.						

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Edwalton Fields, Edwalton

Nottinghamshire NG12.



House prices for all plots available

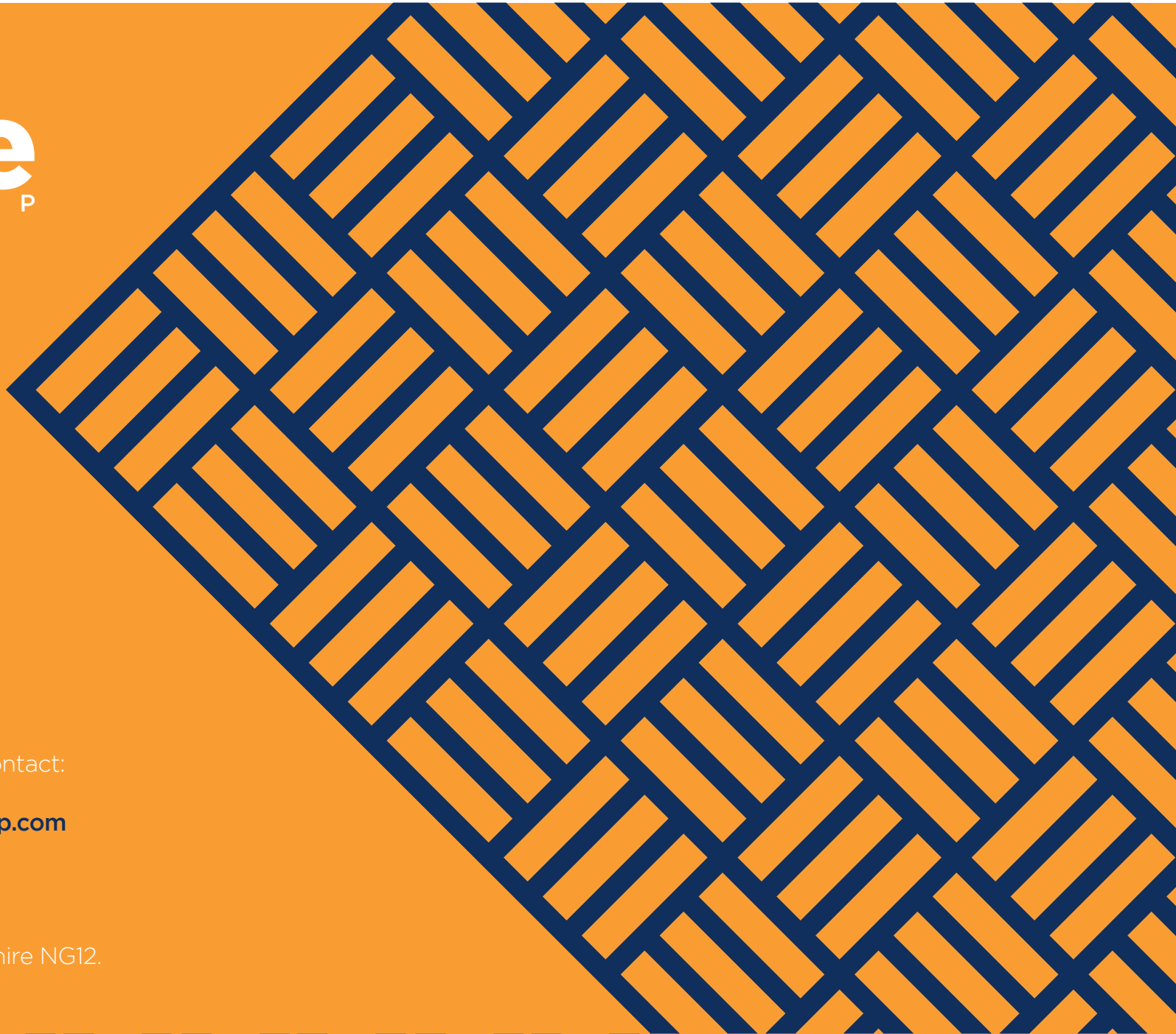
Plot	House Type	Postal Address	Handover	100% Price	35% Share Value	Monthly Rent	Service Charge	Sold/Reserved
42	The Braeburn 4 Bed Detached House with garage	191 Rose Way Edwalton, Nottingham, NG12 4LR,						
54	The Braeburn 4 Bed Detached House with garage	11 Mary Close, Edwalton, Nottingham, NG12 4HD.						
57	The Braeburn 4 Bed Detached House with garage	8 Mary Close Edwalton, Nottingham, NG12 4HD,						
64	The Braeburn 4 Bed Detached House with garage	1 Mary Close, Edwalton, Nottingham, NG12 4HD.						
43	The Tayberry 4 Bed Detached House with garage	189 Rose Way Edwalton, Nottingham, NG12 4LR.						
2	The Blossom 1 Bed Mid-Terrace Bungalow House	366 Musters Road Edwalton, Nottingham, NG12 4BF.						
3	The Blossom 1 Bed Mid-Terrace Bungalow House	368 Musters Road Edwalton, Nottingham, NG12 4BF.						
4	The Blossom 1 Bed End-Terrace Bungalow House	370 Musters Road Edwalton, Nottingham, NG12 4BF.						
10	The Mapel 2 Bed Semi-Detached House	57 Magenta Gardens Edwalton, Nottingham, NG12 4JX.						
11	The Mapel 2 Bed Semi-Detached House	55 Magenta Gardens Edwalton, Nottingham, NG12 4JX.						
28	The Spruce 3 Bed Semi-Detached House	34 Magenta Gardens Edwalton, Nottingham, NG12 4JX.						
29	The Spruce 3 Bed Semi-Detached House	36 Magenta Gardens Edwalton, Nottingham, NG12 4JX.						

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