

# EDWALTON FIELDS

Edwalton, NG12

2, 3 & 4 BEDROOM  
NEW HOMES

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



A COLLECTION OF 2, 3 & 4 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



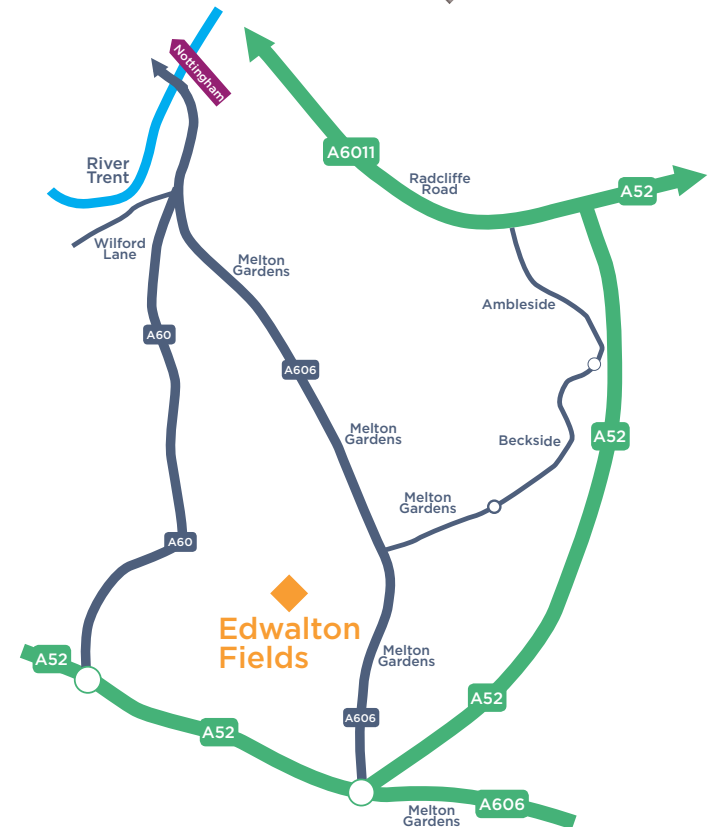
Derby



Burton-on-Trent













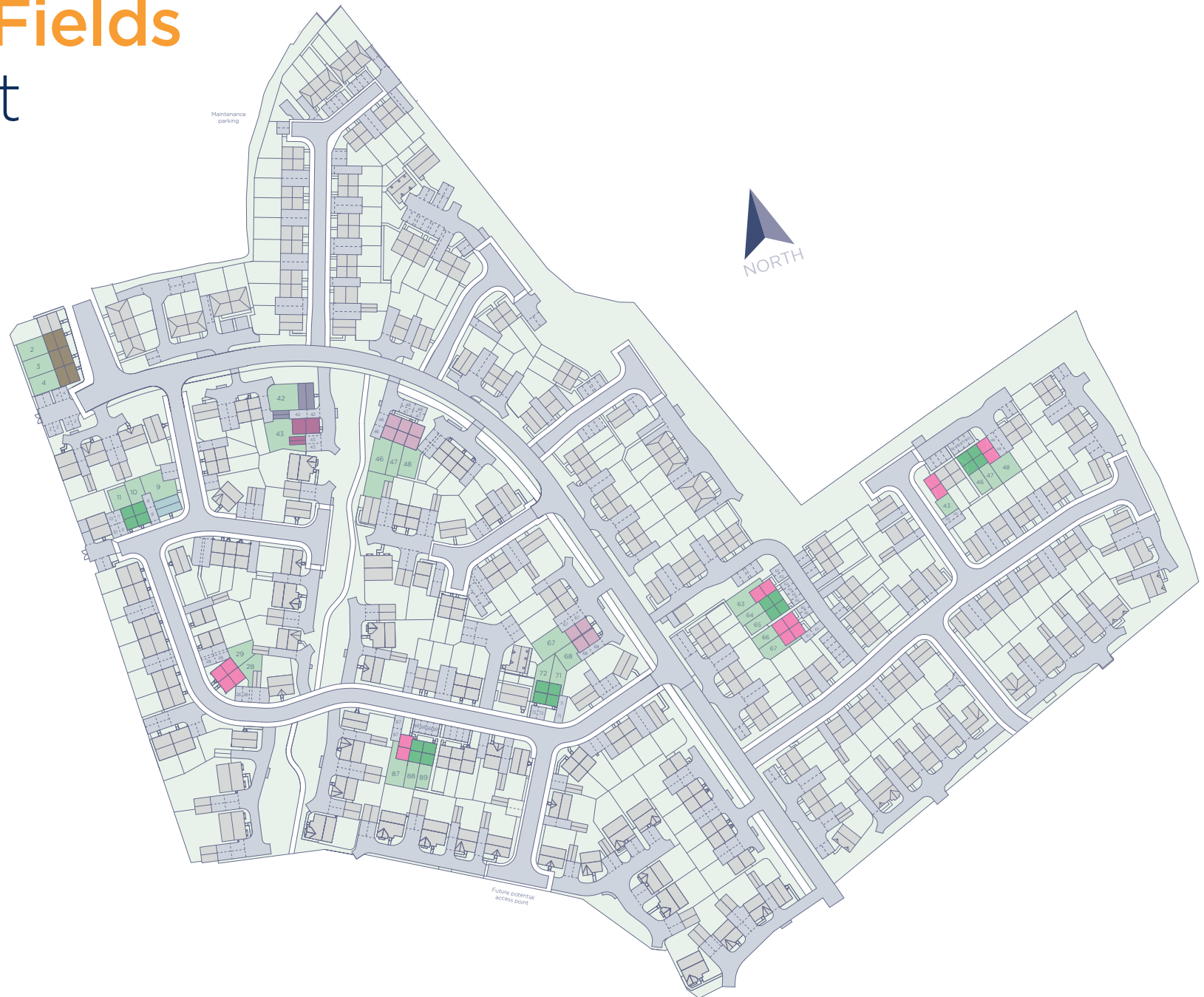
Leicester



# Edwalton Fields

## Site Layout

-  **The Blossom**  
1 Bed Terrace Bungalow  
2, 3, 4
-  **The Maple**  
2 Bed Semi-Detached  
10, 11, 71, 72
-  **The Maple**  
2 Bed Terrace  
46, 47, 64, 65, 88, 89
-  **The Spruce**  
3 Bed End-Terrace  
43, 48, 63, 87
-  **The Spruce**  
3 Bed Semi-Detached  
28, 29, 66, 67
-  **The Fig**  
3 Bed Semi-Detached  
67, 68
-  **The Fig**  
3 Bed Terrace  
46, 47, 48
-  **The Pear**  
3 Bed Detached  
9
-  **The Tayberry**  
4 Bed Detached - with garage  
43
-  **The Braeburn**  
4 Bed Detached - with garage  
42



Please note: The site plan can change as the build progresses.



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**  
51.00m<sup>2</sup> - 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

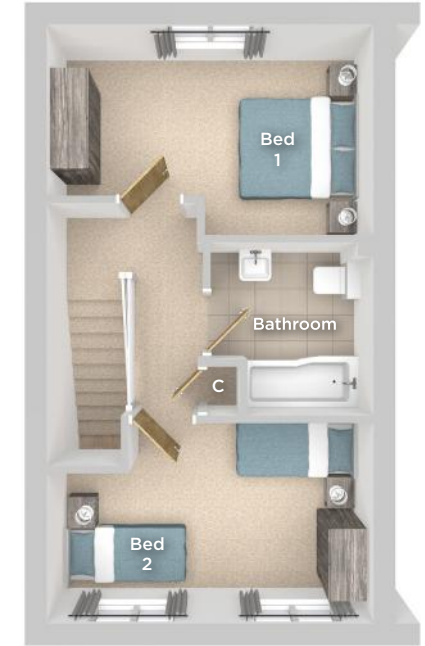
- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking



### 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

72.68m<sup>2</sup> - 782.37 sq.ft

△ External access C Cupboard/Storage

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Computer generated image shown.

## The Maple

2 Bed Terrace home

The Maple is a stylish two bedroom terrace 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.

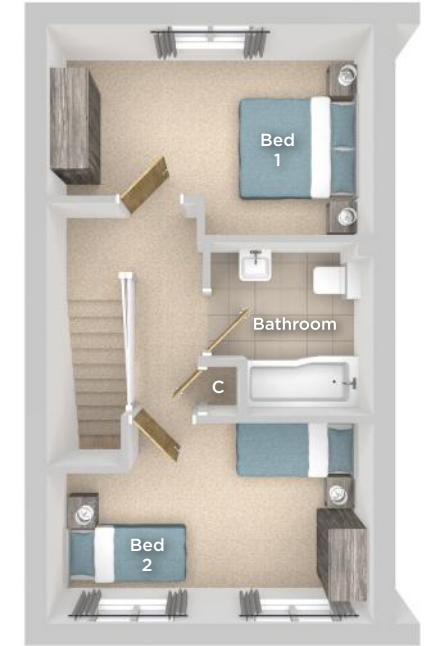
### SPECIFICATIONS

- ◆ 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

72.68m<sup>2</sup> - 782.37 sq.ft

△ External access    C Cupboard/Storage

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Computer generated image shown.

## The Spruce

3 Bed End-Terrace home

The Spruce is a stylish three bedroom end-terrace 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"

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



### 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"

△ External access    C Cupboard/Storage

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## The Spruce

3 Bed Semi-Detached home  
Plot 67

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"

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



### 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"

△ External access    C Cupboard/Storage

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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"

**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"

### 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**  
102.12m<sup>2</sup> - 1099.21 sq.ft

△ External access    **W** Wardrobe/Storage

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## 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.

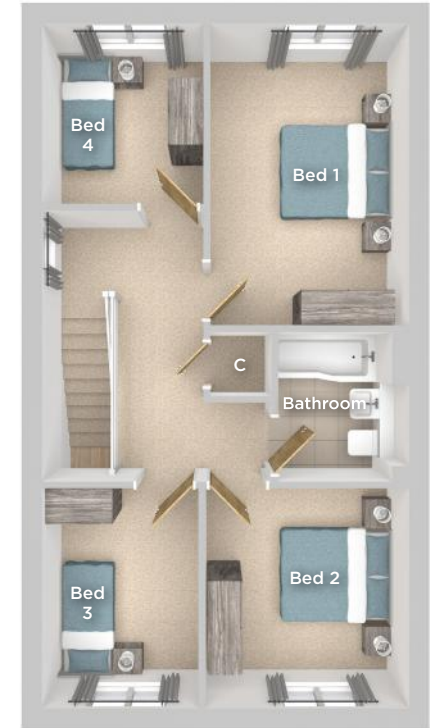
### SPECIFICATIONS

- ◆ 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**  
108.34m<sup>2</sup> - 1166.11 sq.ft

△ External access    C Cupboard/Storage

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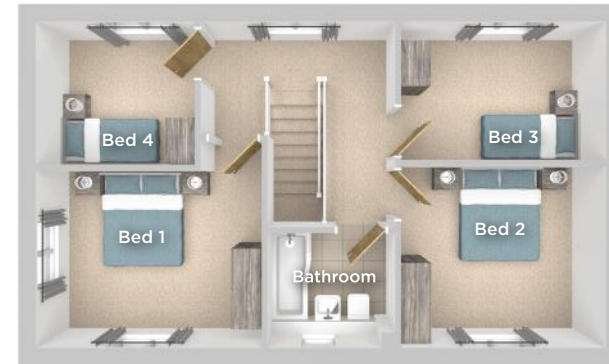
## The Braeburn

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

108.96m<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
2	<b>The Blossom</b> 1 Bed Mid-Terrace Bungalow House	366 Musters Road Edwalton, Nottingham, NG12 4BF.						
3	<b>The Blossom</b> 1 Bed Mid-Terrace Bungalow House	368 Musters Road Edwalton, Nottingham, NG12 4BF.						
4	<b>The Blossom</b> 1 Bed End-Terrace Bungalow House	370 Musters Road Edwalton, Nottingham, NG12 4BF.						
10	<b>The Maple</b> 2 Bed Semi-Detached House	57 Magenta Gardens, Edwalton, Nottingham, NG12 4JX.						
11	<b>The Maple</b> 2 Bed Semi-Detached House	55 Magenta Gardens, Edwalton, Nottingham, NG12 4JX.						
46	<b>The Maple</b> 2 Bed End-Terrace House	10 Perfecta Close, Edwalton, Nottingham, NG12 4HA.						
47	<b>The Maple</b> 2 Bed Mid-Terrace House	12 Perfecta Close, Edwalton, Nottingham, NG12 4HA.						
64	<b>The Maple</b> 2 Bed Mid-Terrace House	4 Ballerina Grove, Edwalton, Nottingham, NG12 4GY.						
65	<b>The Maple</b> 2 Bed End-Terrace House	6 Ballerina Grove, Edwalton, Nottingham, NG12 4GY.						
63	<b>The Spruce</b> 3 Bed End-Terrace House	2 Ballerina Grove, Edwalton, Nottingham, NG12 4GY.						

For more information contact:

[Sales@Platformhg.com](mailto:Sales@Platformhg.com)  
[Platformhomeownership.com](https://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
28	<b>The Spruce</b> 3 Bed Semi-Detached House	34 Magenta Gardens ,Edwalton, Nottingham, NG12 4JX.						
29	<b>The Spruce</b> 3 Bed Semi-Detached House	36 Magenta Gardens Edwalton, Nottingham, NG12 4JX.						
66	<b>The Spruce</b> 3 Bed Semi-Detached House	8 Ballerina Grove, Edwalton, Nottingham, NG12 4GY.						
67	<b>The Fig</b> 3 Bed Semi-Detached House	171 Rose Way, Edwalton, Nottingham, NG12 4LR.						
68	<b>The Fig</b> 3 Bed Semi-Detached House	169 Rose Way, Edwalton, Nottingham, NG12 4LR.						
46	<b>The Fig</b> 3 Bed End-Terrace House	187 Rose Way, Edwalton, Nottingham, NG12 4LR.						
47	<b>The Fig</b> 3 Bed Mid-Terrace House	185 Rose Way, Edwalton, Nottingham, NG12 4LR.						
48	<b>The Fig</b> 3 Bed End-Terrace House	183 Rose Way, Edwalton, Nottingham, NG12 4LR.						
9	<b>The Pear</b> 3 Bed Detached House	59 Magenta Gardens, Edwalton, Nottingham, NG12 4JX.						
67	<b>The Spruce</b> 3 Bed Semi-Detached House	10 Ballerina Grove, Nottingham, NG12 4GY.						

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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
43	<b>The Tayberry</b> 4 Bed Detached House with garage	189 Rose Way Edwalton, Nottingham, NG12 4LR.						
42	<b>The Braeburn</b> 4 Bed Detached House with garage	191 Rose Way Edwalton, Nottingham, NG12 4LR,						

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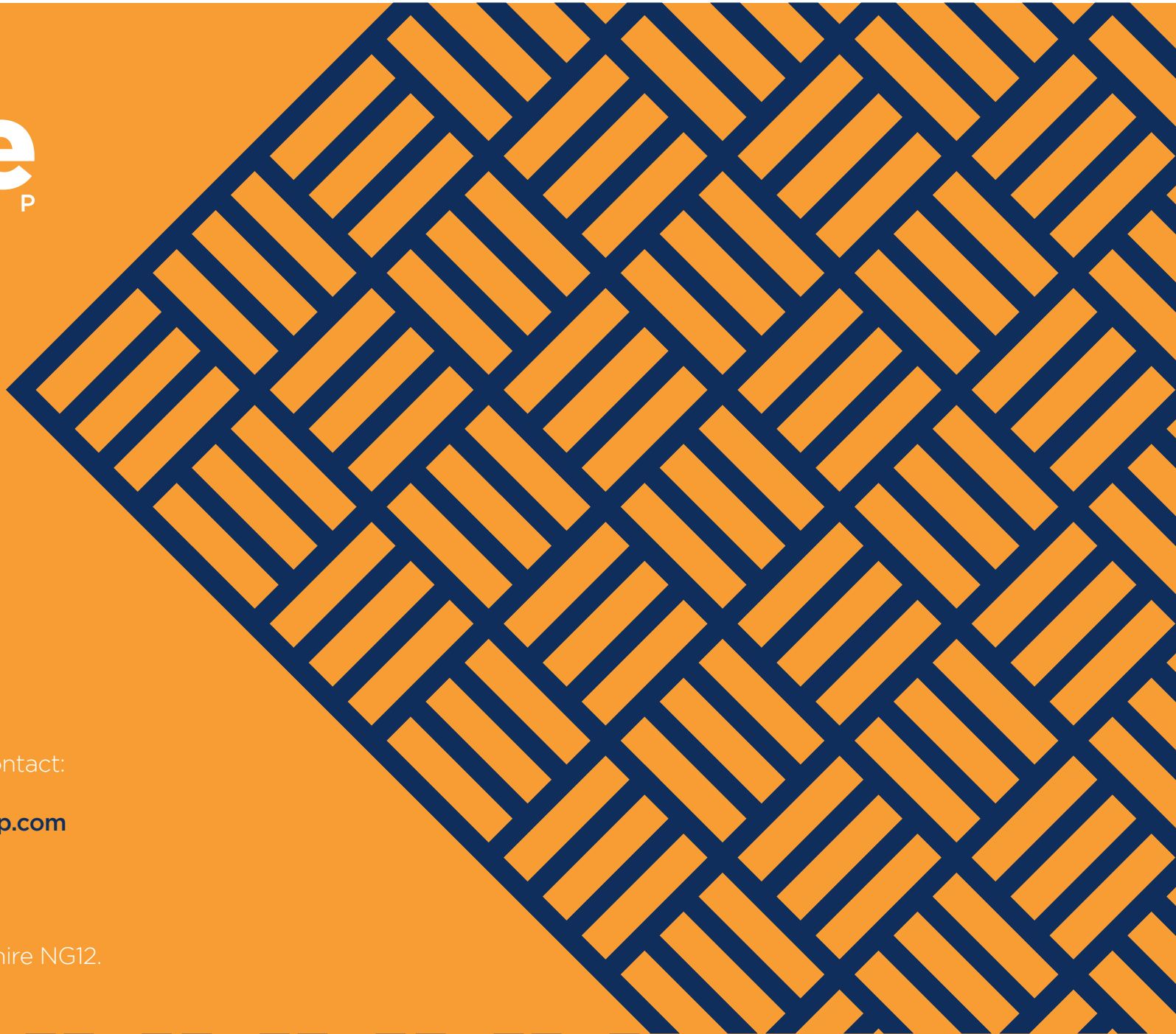
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Edwalton, Nottinghamshire NG12.