



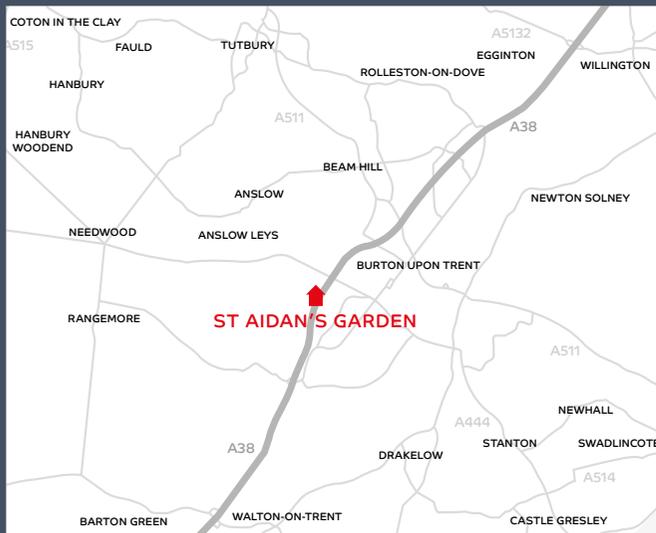
**BELIEVE IN POSSIBLE**

# **ST AIDAN'S GARDEN**

**Shobnall Road, Burton Upon Trent, DE14 2BE**

# ABOUT THE AREA

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ST AIDAN'S GARDEN IS A WONDERFUL NEW COMMUNITY IN THE HEART OF THE MIDLANDS, JUST MOMENTS FROM THE LIVELY MARKET TOWN BURTON-UPON-TRENT.

AS WELL AS BEING JUST 1.5 MILES FROM THE TOWN CENTRE, IT PROMISES RESIDENTS A FANTASTIC LIFESTYLE, FROM FAMILY-FUN-FILLED DAYS OUT AT ALTON TOWERS, SOAKING UP THE TOWN'S PROUD HISTORY OF BREWING, OR SIMPLY ENJOYING THE HERITAGE OF FOUR NATIONAL TRUST ATTRACTIONS WITHIN A 30-MINUTE DRIVE.

## LOCAL SCHOOLS

- Shobnall Primary Academy 0.2 miles
- Kingfisher Academy 0.7 miles
- Little Strawberry's Day Nursery 0.2 miles

These distances are calculated in a straight line. The actual route and distance may vary.

## TRAVEL

Residents will be just one mile (approx.) from the local train station and a stones throw from the motorway making it ideal for those commuting anywhere in the wider Midlands – Birmingham, Nottingham, Leicester and Derby can all be reached within one hour.

# SPECIFICATIONS

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## OUR HOMES COME WITH THE FOLLOWING FEATURES AND SPECIFICATIONS:

- 2, 3 & 4 bedroom homes
- Fitted kitchen with upstands & a stainless steel splashback behind the hob
- Built in stainless steel electric oven, hob & cooker hood
- Integrated fridge freezer
- Integrated dishwasher
- Integrated washing machine
- Fitted bathroom and W/C with splashback tiling & chrome heated towel rail
- Living/Dining room
- Gas central heating
- Vinyl flooring to kitchen, W/C and bathroom
- Fitted carpets
- Lawn to rear garden
- Off road parking
- EV home vehicle charging station (plot specific) \*please ask your Sales & Marketing Consultant for more details
- PV solar panels (plot specific) \*please ask your Sales & Marketing Consultant for more details
- Waste Water Heat Recovery System (plot specific) \*please ask your Sales & Marketing Consultant for more details
- Kitchen/Dining room \*applies to the Swadlincote house type only
- Separate living room \*applies to the Swadlincote house type only
- Bedroom 1 has an ensuite comprising of a shower & W/C \*applies to the Swadlincote house type only

# ST AIDAN'S GARDEN

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## KEY TO AVAILABLE HOMES:

- **THE SWADLINCOTE**  
4 BEDROOM  
SEMI-DETACHED HOUSE  
Available on rent to buy
- **THE ASHBOURNE**  
3 BEDROOM  
SEMI-DETACHED HOUSE
- **THE REPTON**  
3 BEDROOM HOUSE
- **THE NEWTON**  
2 BEDROOM  
SEMI-DETACHED HOUSE
- **THE DISEWORTH**  
3 BEDROOM  
SEMI-DETACHED HOUSE  
Available on rent to buy
- **THE BREEDON**  
3 BEDROOM  
SEMI-DETACHED HOUSE  
Available on rent to buy
- **THE WHATTON**  
3 BEDROOM HOUSE
- **THE MELBOURNE**  
2 BEDROOM HOUSE

St Aidan's Garden is part of the wider Branston Locks development, which is a key regeneration site. Emh is thrilled to be working with Lovell Homes on one of the UK's first large urban extensions.

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Plots 22-27, 42-45 & 158-163



**Living Room**  
3.59m x 4.75m / 1.87m x 3.5m

**Kitchen**  
2.96m x 4.62m

**Bedroom 1**  
2.96m x 4.62m

**Bedroom 2**  
2.94 x 4.62m

# THE MELBOURNE

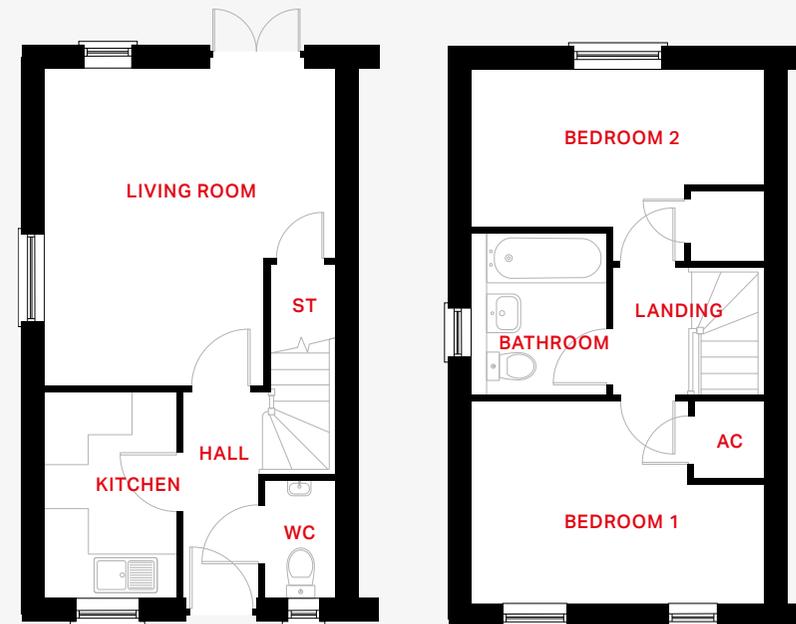
## 2 BEDROOM HOUSE

Shared Ownership

Floorplans are computer generated. Whilst these plans have been prepared with all due care for the convenience of the intending purchaser, please refer to a member of the sales team for exact details of layout and specification. CGI's are computer-generated images illustrative of each house type and for guidance only. Actual porch, chimney and elevations for each plot number may vary – please check with a member of the sales team. All measurements should be treated as a guide only as taken from a working drawing. Some plots will be handed (mirror opposite) from shown on the floor plan. Your Sales & Marketing Consultant can provide details on those concerned.

**BELIEVE IN  
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Plots 40, 41 & 172



**Living Room**  
3.35m x 5.07m

**Kitchen**  
2.74m x 5.04m

**Bedroom 1**  
2.84m x 4.45m / 4.38m

**Bedroom 2**  
2.84m x 4.00m / 3.94m

# THE NEWTON

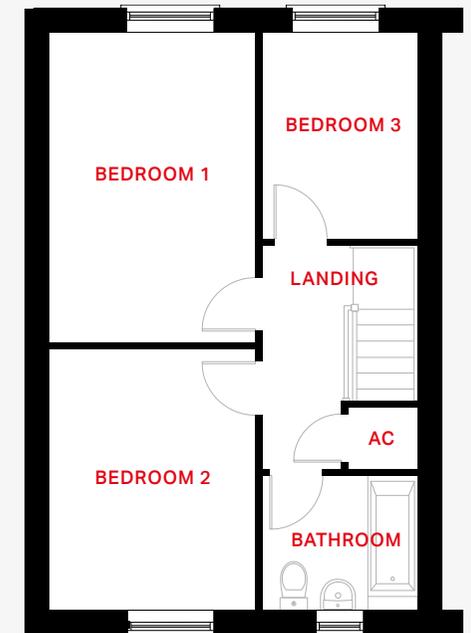
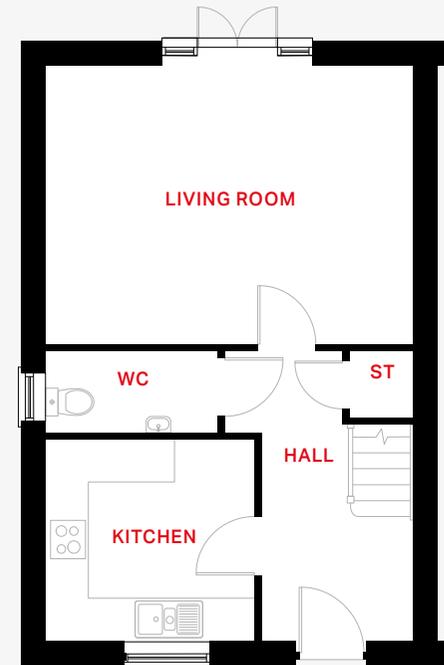
## 2 BEDROOM SEMI-DETACHED HOUSE

Shared Ownership

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**BELIEVE IN  
POSSIBLE**

Plots 20 & 21



# THE DISEWORTH

## 3 BEDROOM SEMI-DETACHED HOUSE

Rent to Buy

**Living Room**  
3.35m x 5.07m

**Kitchen**  
2.74m x 5.04m

**Bedroom 1**  
2.84m x 4.44m

**Bedroom 2**  
2.84m x 4.00m

**Bedroom 3**  
2.17m x 3.42m

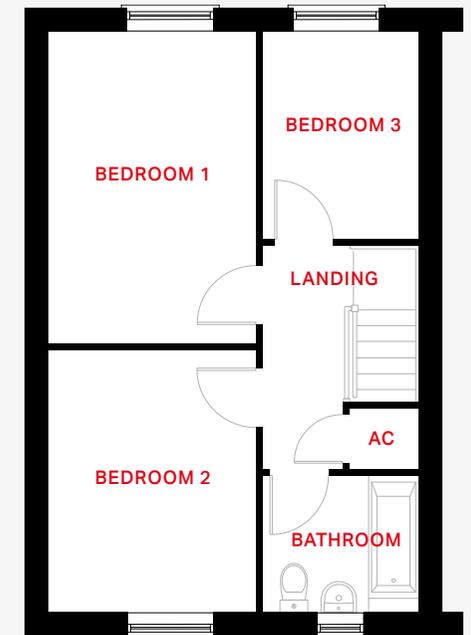
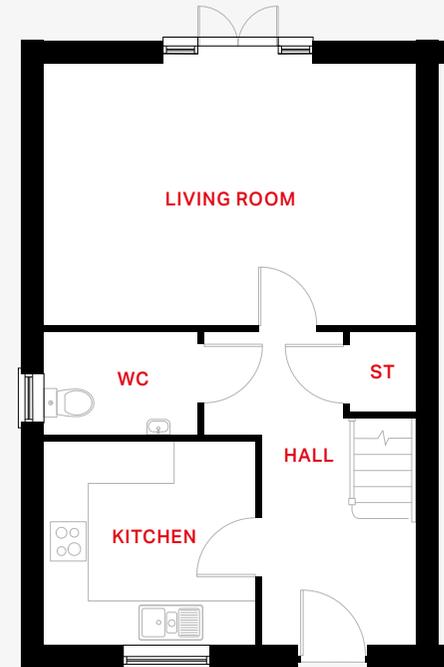
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**BELIEVE IN  
POSSIBLE**

Plots 37, 38 & 140-145



# THE REPTON

## 3 BEDROOM HOUSE

Shared Ownership

**Living Room**  
3.35m x 5.07m

**Kitchen**  
2.74m x 5.04m

**Bedroom 1**  
2.84m x 4.44m

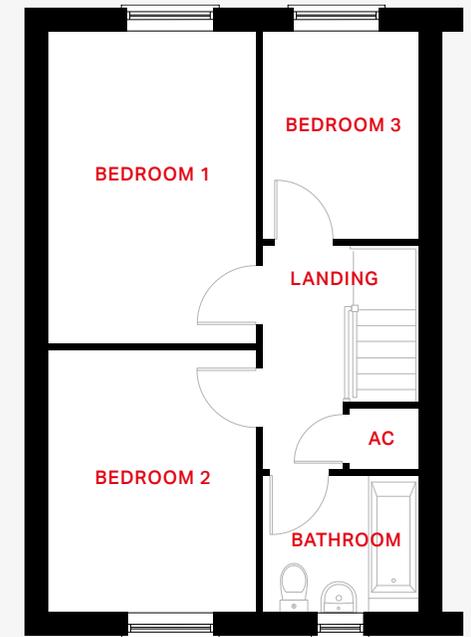
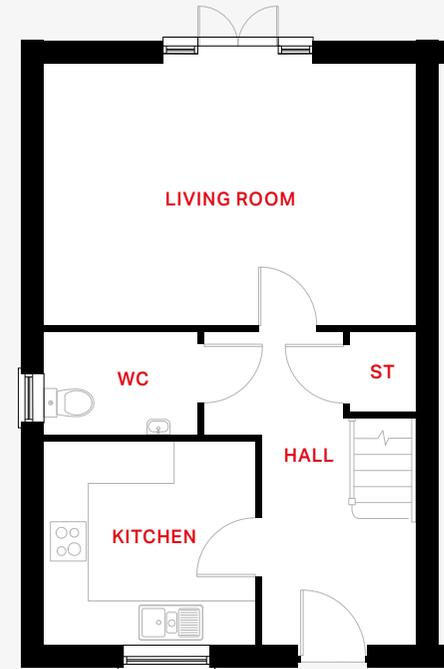
**Bedroom 2**  
2.84m x 4.00m

**Bedroom 3**  
2.17m x 3.42m

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**BELIEVE IN  
POSSIBLE**

Plots 46-51



# THE BREEDON

## 3 BEDROOM SEMI-DETACHED HOUSE

Rent to Buy

**Living Room**

3.35m x 5.07m

**Kitchen**

2.74m x 5.04m

**Bedroom 1**

2.84m x 4.44m

**Bedroom 2**

2.84m x 4.00m

**Bedroom 3**

2.17m x 3.42m

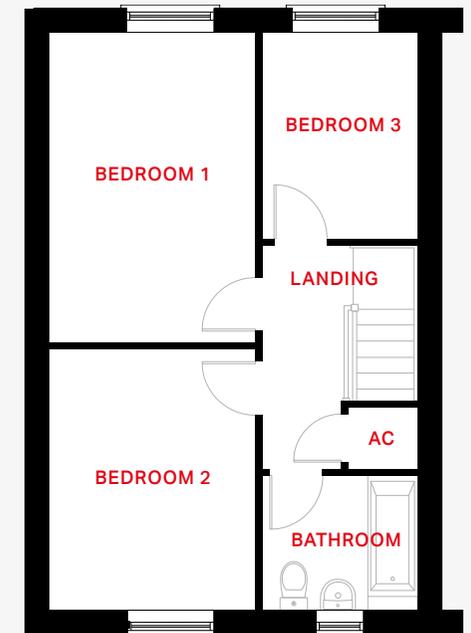
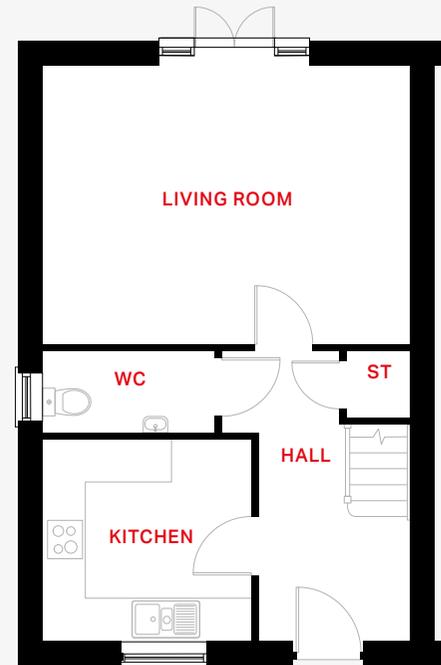
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**BELIEVE IN  
POSSIBLE**

Plots 138 & 139



# THE ASHBOURNE

## 3 BEDROOM SEMI-DETACHED HOUSE

Shared Ownership

**Living Room**  
3.35m x 5.07m

**Kitchen**  
2.74m x 5.04m

**Bedroom 1**  
2.84m x 4.44m

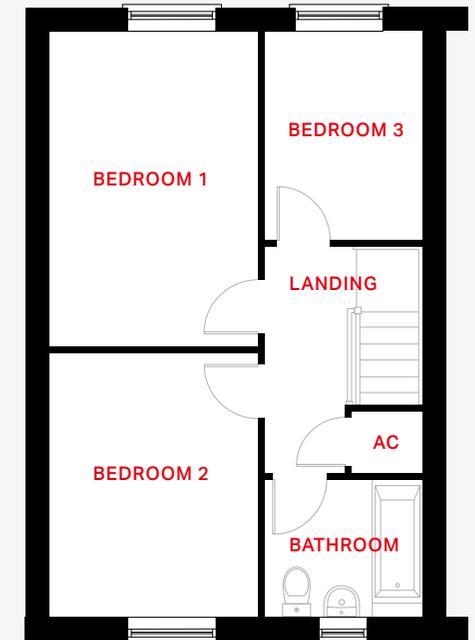
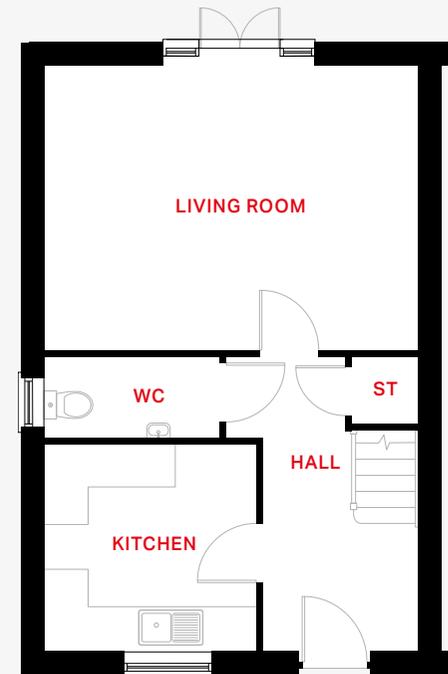
**Bedroom 2**  
2.84m x 4.00m

**Bedroom 3**  
2.17m x 3.42m

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**BELIEVE IN  
POSSIBLE**

Plots 153-155



# THE WHATTON

## 3 BEDROOM HOUSE

Shared Ownership

**Living Room**  
3.10m x 4.75m / 2.93m x 3.50m

**Kitchen**  
2.96m x 4.74m

**Bedroom 1**  
2.96m x 4.74m

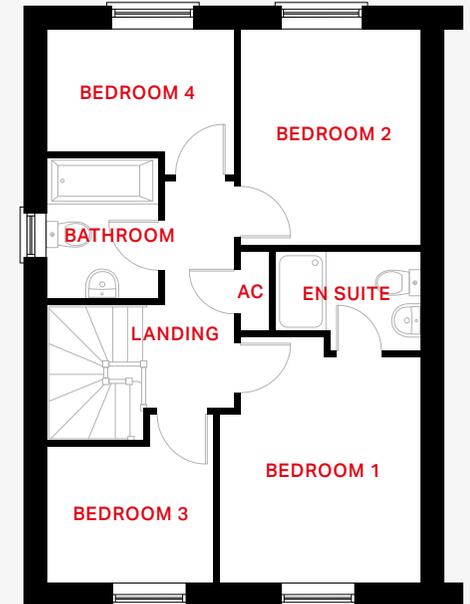
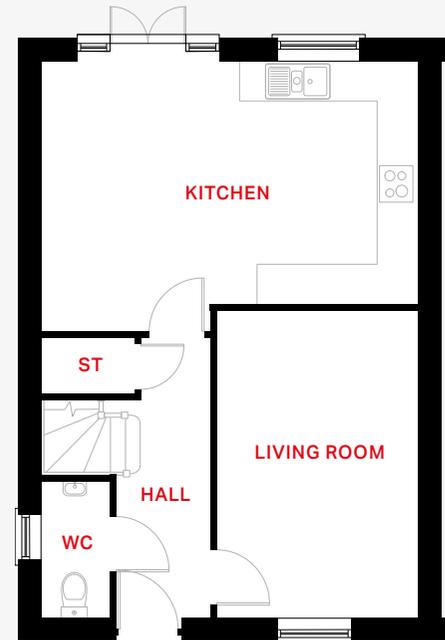
**Bedroom 2**  
2.94m x 4.74m

**Bedroom 3**  
2.94m x 4.74m

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**BELIEVE IN  
POSSIBLE**

Plots 52 & 53



# THE SWADLINCOTE

## 4 BEDROOM SEMI-DETACHED HOUSE

Rent to Buy

**Living Room**  
3.10m x 4.75m / 2.93m x 3.50m

**Kitchen**  
2.96m x 4.735m

**Bedroom 1**  
2.96m x 4.74m

**Bedroom 2**  
2.94m x 4.74m

**Bedroom 3**  
2.94m x 4.74m

**Bedroom 4**  
2.94m x 4.74m

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To register your interest call  
emh on: 0300 123 0918\*  
email [sales@emh.co.uk](mailto:sales@emh.co.uk)  
or visit [sales.emh.co.uk](http://sales.emh.co.uk)

\*Local call rate