

Edwalton Fields

Edwalton





Edwalton Fields

Edwalton - Phase 3

Development plan

bovishomes.co.uk



Edwalton Fields

Edwalton - Phase 3

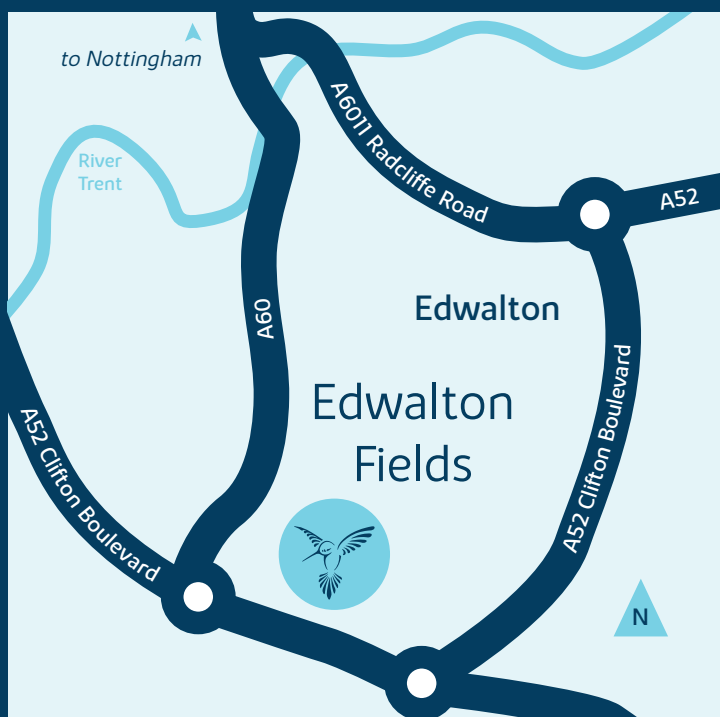


Edwalton Fields

Edwalton, Nottinghamshire
NG12 4DR

From M1 Junction 25

- Take A52 for Nottingham, Brian Clough Way
- Continue along the A52, Brian Clough Way for approximately 11 miles
- At the roundabout with Middleton Boulevard take the 3rd exit onto Clifton Boulevard, continuing on A52
- Continue on the A52 for about 2 miles, crossing the River Trent at Clifton Bridge
- At the next roundabout take the 2nd exit to continue on the A52
- At Wheatcroft Island take the 1st exit onto A606 Melton Road
- Edwalton Fields can be found a short distance ahead on the left hand side



Vistry North Central Midlands region
Dunston Hall, Dunston, Stafford, Staffordshire ST18 9AB. Telephone: 01785 788 300

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110-BEAC DS09100 / 02.24

**Bovis
Homes** 



Edwalton Fields

Edwalton

A taste of local life

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**Bovis
Homes** 



Welcome to Edwalton Fields

This attractive new development in Edwalton is on the outskirts of the vibrant city of Nottingham – a major sporting centre and acclaimed City of Literature.

Edwalton is a bustling community with a local shop, post office, pharmacy and schools. You'll also find supermarkets and leisure facilities within easy reach and it's less than 6 miles to the city centre, a capital of culture and shopping sitting alongside the scenic River Trent.

At Edwalton Fields you can choose from a selection of brand new homes all carefully designed to suit the needs of today's lifestyles.

Edwalton Fields is just off the A606 which gives you a direct route into Nottingham city centre, about 6 miles away. From Edwalton Fields it's only half a mile to the A52 which takes you to junction 25 of the M1, about 11 miles away. Nottingham boasts the largest public bus network in the UK and its modern tram service links up with Nottingham train station. From there, services run to major UK cities including London St Pancras, Birmingham New Street, Norwich, Cardiff, Leeds and Leicester. For air travel East Midlands Airport is only 14 miles away.

Take a short trip into the city centre and you'll find a stylish mix of unique shops and leading brands. Shop in style in the domed splendour of The Exchange, a Grade II listed building and the city's first shopping centre built in 1929, now home to a series of exclusive stores. The 21st century intu Victoria Centre has more than 120 stores including John Lewis and House of Fraser and at intu Broadmarsh there's a further 55 high street brand shops.

Whether you enjoy sports, fitness, history, theatre, dining, films, watersports or walking, Nottingham has it all! Close to Edwalton Fields, you'll find Edwalton Golf Centre and Rushcliffe Leisure Centre. The city has a great choice of restaurants, bars and clubs and the Theatre Royal Concert Hall hosts live entertainment. Families can picnic and feed the ducks at the Victorian Embankment Park beside the River Trent, or visit Rushcliffe Country Park with 210 acres of open space ideal for dog walking, cycling, wildlife-watching or jogging.

So if you're looking for a quality new home in this sought after location your search ends here!



The perfect position

Education for everyone

Edwalton Primary is just over a mile away from Edwalton Fields and there are four other primary schools within approximately two miles. For senior pupils, Rushcliffe Academy with sixth form facilities is just 1.5 miles away and The West Bridgford School with a Post-16 Centre is also within easy reach. Less than three miles away you'll

find two, co-educational secondary schools. The Becket School, a Roman Catholic academy for 11 – 18 year olds and The Nottingham Emmanuel School, a Church of England secondary. For higher education there's the Central College Nottingham and for degree courses The University of Nottingham and Nottingham Trent University.



Distances and timings are approximate and for reference only. Calculated using maps.google.co.uk



A community to be proud of

We know that the area surrounding your new home is just as important as the features within your new property. As well as bringing a range of new homes to the area, we also make a commitment, these commitments are chosen based on the needs of our new community and we work with the local council to deliver them. We are proud to have invested over **£10.2 million** in local schemes to support the community surrounding your new home in Edwalton.

These schemes include:

Sports and leisure



Public art



Waste management



Improved public transport services



Libraries



Public open space improvement



Primary schools



Cycle routes



“Bovis Homes has invested more than **£10.2 million** towards community schemes”

Personalise your new home with upgrades and extras from our **Select** range, where the choice is yours

Customise your kitchen with stylish worktops and the latest modern appliances and personalise your bathrooms with stunning ceramics.

Using the **Select** range there are various options allowing you to create your perfect property which is truly unique to you.

You can personalise every space in your home from kitchen cupboards and electrics to built in wardrobes and if you have a preference for flooring, you can select from our diverse range that includes luxurious carpets, stylish Karndean, ceramics and vinyl.

Pick up a **Select** brochure sales consultant today to find an extensive list of items available, including:

- Quartz worktops
- A selection of kitchen packages including integrated appliances
- Flooring
- Built-in wardrobes
- Upgraded tiling and many more!

The choice is yours – with **Select**.



Purchase assistance schemes

Wherever you are in the home-buying market – a first-time buyer, looking to step up the property ladder or a downsizer – we have a variety of great purchase assistance schemes!

Smooth Move	Smooth Move is our scheme for all existing property owners to save time and money. We deal with the estate agents to sell your home and even pay the estate agents' fees!
Home Exchange	With Home Exchange you can have peace of mind knowing that we are your guaranteed buyer, meaning you'll have a chain-free move without the estate agents' fees.
Key Worker	Helping essential key workers get on the housing ladder with assistance from Bovis Homes and access to purchase assistance schemes requiring as little as a 5% deposit.
Armed Forces TRINITY	Helping members of the Armed Forces to own a home with assistance from Bovis Homes, the government and the Ministry of Defence.
Deposit Assist	When a friend or relative contributes to your deposit for a new build Bovis home, we'll say thank you with £2,000. We'll also give you £5,000 to spend on moving costs*. All part of making your home easier with our new Deposit Assist scheme.

* Terms and conditions apply

A home designed with you in mind

We are constantly reviewing our houses and ensuring they are everything that our customers want in a home. We are proud to have developed and launched a new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining classic architectural traditions

An integral part of the design process for our new range of homes was to ensure they have a real wow factor and eye-catching kerb appeal. From designing external elevations to create attractive street scenes through to maximising the flow and size of the rooms, the homes include a variety of features to capture the attention.

The size, positioning and number of windows in our new housing collection have created bright and airy homes, this mixed in with the higher ceilings gives your property a spacious feel.

The flow and layout of the new homes has been a key consideration to accommodate today's lifestyles, with a focus on future living.

With the kitchen at the heart of the home, impressive family spaces have been included within them to create sociable living areas, while attention on bedroom 1 and en suites has given the homes added desirability.

Many of the properties include popular bi-fold doors helping to bring the outside in and enhance the gardens as an extended living area.



Firm foundations means peace of mind for you

When buying a new home, you want to be sure you can trust your builder. Choosing a Bovis Home gives you the peace of mind that comes from choosing a company that has been building some of the **best homes in the UK for more than a hundred years.**

We pride ourselves on being one of the country's leading housebuilders and have established an enviable reputation for the quality of our build and design, specification and customer service.

Each Bovis Home is carefully planned both to meet your needs and to integrate into the existing location.

We will often use local materials and reflect regional features. Trees are retained wherever possible and new landscaping added, along with footpaths and cycleways in many cases to help create a wonderful place to live.

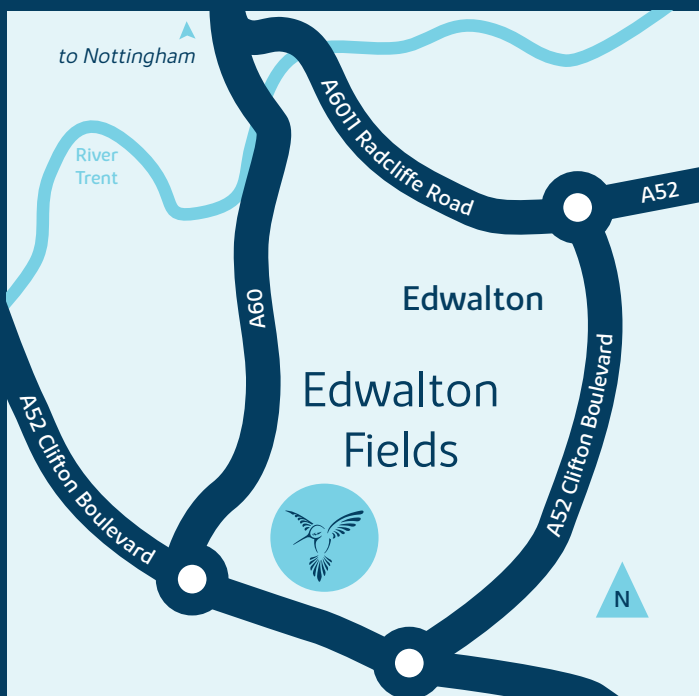


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Cover photograph of Edwalton. Not view from the development. The streetscene shown above has been produced for illustrative purposes only, please check the details of the homes you are interested in with the sales consultant.

Bovis Homes Limited, Mercia region
Dunston Hall, Dunston, Stafford, Staffordshire ST18 9AB. Telephone: 01785 714 412

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NEDWA DS06055 / 06.23

**Bovis
Homes** 



The Hawthorn

2 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Hawthorn

2 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.73 x 2.92	12' 2" x 9' 6"
Sitting / dining area	4.07 x 4.05	13' 4" x 13' 3"

First floor

Bedroom 1	4.07 x 2.69	13' 4" x 8' 9"
Bedroom 2	4.07 x 2.82	13' 4" x 9' 3"

The Hawthorn | X203 01 NEDWA |

This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant.

* Windows apply to selected plots only. Please see sales consultant for further details.

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

Please refer to the sales consultant for specific plot details as the illustrations shown are computer generated impressions of how the property may look so are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot.

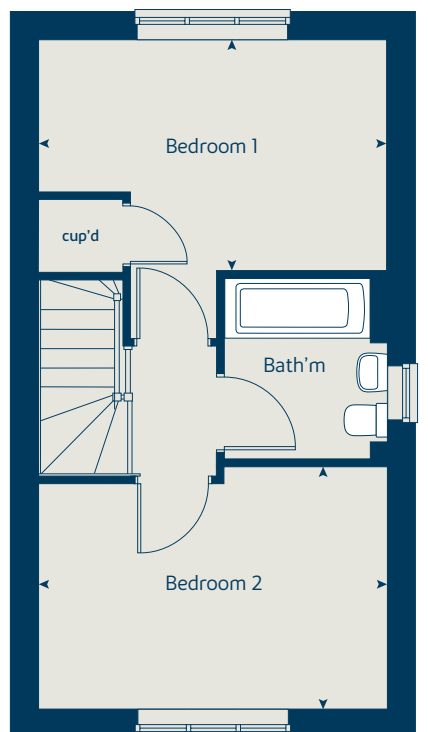
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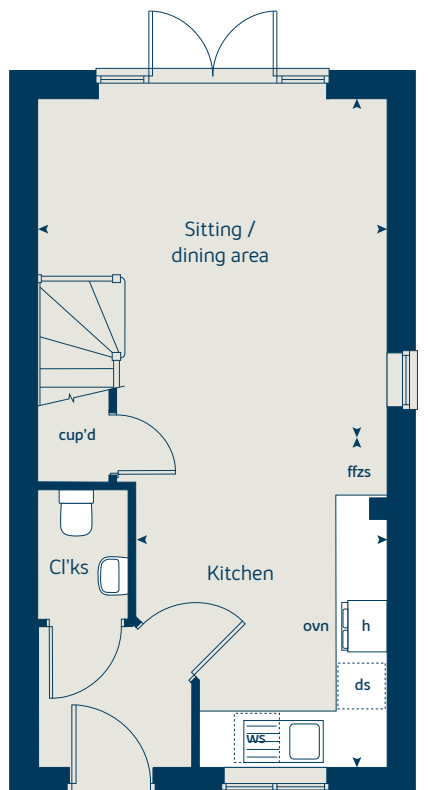
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NEDWA GD57242 / 12.20

First floor



Ground floor





The Hazel

3 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Hazel

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	5.19 x 2.99	17' 0" x 9' 9"
Sitting room	4.17 x 3.66	13' 8" x 12' 0"

First floor

Bedroom 1	3.54 x 2.97	11' 7" x 9' 8"
Bedroom 2	3.04 x 2.95	9' 11" x 9' 8"
Bedroom 3	2.44 x 2.15	8' 0" x 7' 0"

The Hazel | X305 01 NEDWA |

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h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

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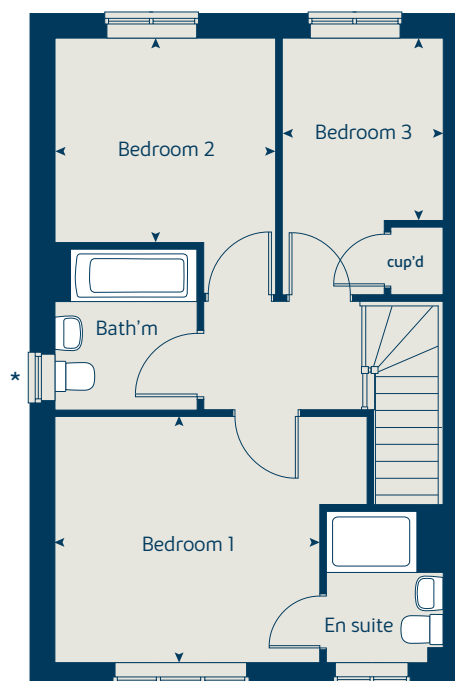
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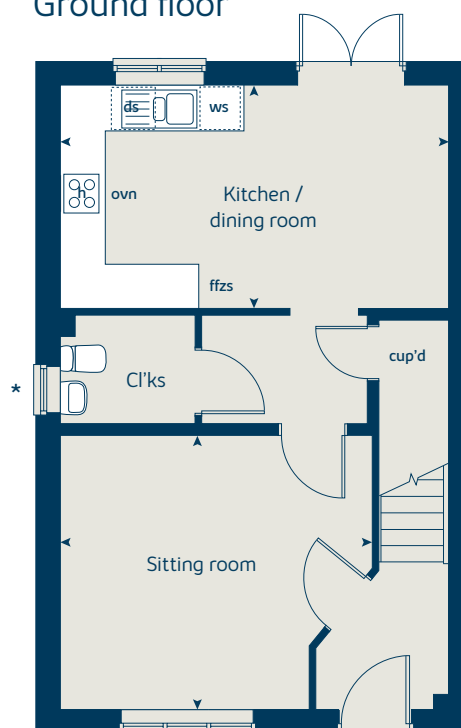
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NEDWA GD59253 / 04.21

First floor



Ground floor





The Chestnut

4 bedroom home

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**Bovis
Homes** 

The Chestnut

4 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.03 x 3.04	13' 2" x 9' 11"
Dining / family area	4.59 x 2.85	15' 0" x 9' 4"
Sitting room	4.98 x 3.40	16' 4" x 11' 1"
Study	3.40 x 1.81	11' 1" x 5' 11"

First floor

Bedroom 1	3.24 x 2.98	10' 7" x 9' 8"
Bedroom 2	3.48 x 3.36	11' 5" x 11' 0"
Bedroom 3	3.25 x 2.35	10' 7" x 7' 8"
Bedroom 4	3.42 x 2.34	11' 2" x 7' 8"

The Chestnut | X413 01 NEDWA |

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* Window applies to selected plots only. Please see sales consultant for further details.

ovn	oven	ffzr	fridge freezer
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ldr	larder		

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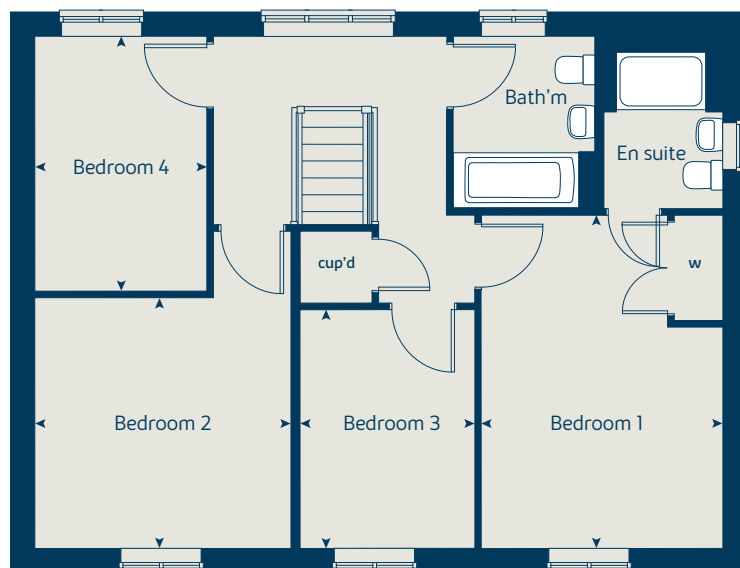
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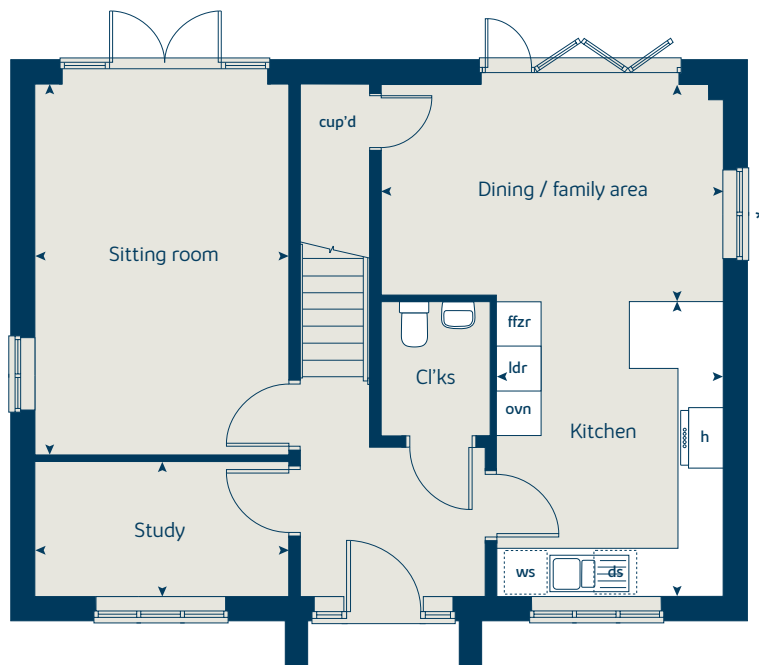
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NEDWA GD57242 / 12.20

First floor



Ground floor





The Birch

5 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Birch

5 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.94 x 3.71	12' 11" x 12' 2"
Family / dining area	5.42 x 3.51	17' 9" x 11' 6"
Sitting room	4.17 x 3.61	13' 8" x 11' 10"
Study / dining room	3.41 x 3.00	11' 2" x 9' 10"

First floor

Bedroom 1	3.62 x 3.51	11' 10" x 11' 6"
Bedroom 2	3.92 x 2.90	12' 9" x 9' 6"
Bedroom 3	3.06 x 2.82	10' 0" x 9' 3"
Bedroom 4	2.98 x 2.83	9' 9" x 9' 3"
Bedroom 5	3.00 x 2.83	9' 10" x 9' 3"

The Birch | X518 (IF) 01 NEDWA |

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ovn	oven	ldr	larder
h	hob	cyl	hot water cylinder
dw	dishwasher	w	wardrobe
ws	washing machine space	cup'd	cupboard
ffzr	fridge freezer	◄ ►	measuring points

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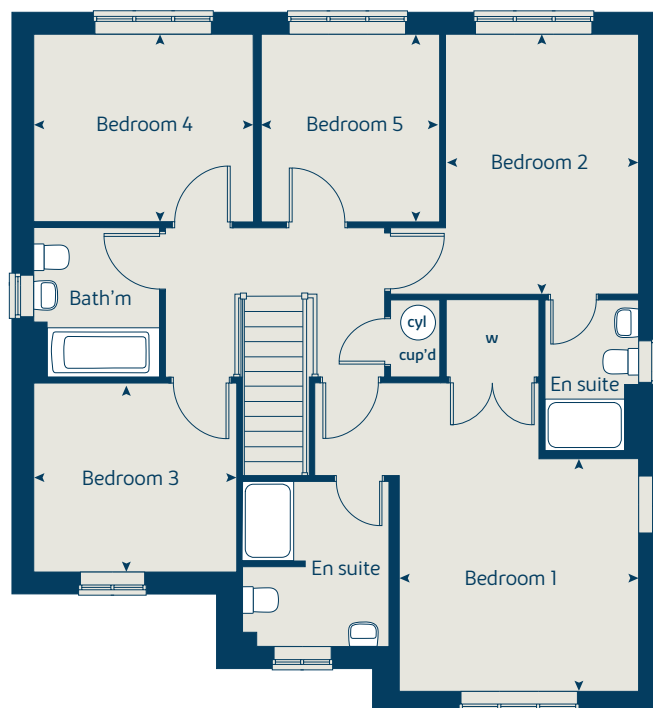
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NEDWA GD57242 / 12.20

First floor



Ground floor





The Lime

5 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Lime

5 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.24 x 3.05	13' 10" x 10' 0"
Family / dining area	4.65 x 3.59	15' 2" x 11' 8"
Sitting room	5.39 x 3.86	17' 8" x 12' 7"
Dining room	3.86 x 2.78	12' 7" x 9' 1"
Study	3.58 x 2.55	11' 8" x 8' 4"

First floor

Bedroom 1	4.05 x 3.76	13' 3" x 12' 3"
Bedroom 2	4.05 x 3.52	13' 3" x 11' 6"
Bedroom 3	3.26 x 3.24	10' 7" x 10' 6"
Bedroom 4	3.55 x 2.26	11' 7" x 7' 4"
Bedroom 5	2.83 x 2.64	9' 3" x 8' 7"

The Lime | X520 (IF) 01 NEDWA |

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ovn	oven	cyl	hot water cylinder
h	hob	w	wardrobe
dw	dishwasher	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ffzr	fridge freezer		

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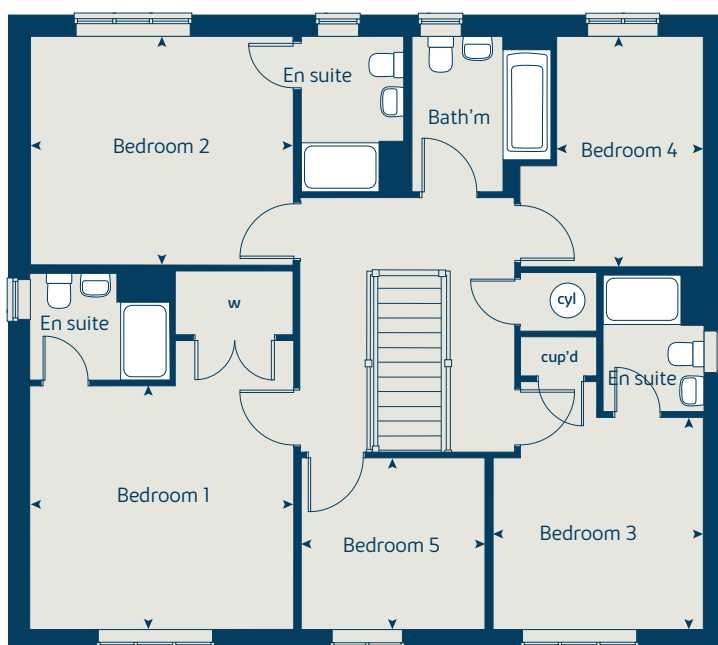
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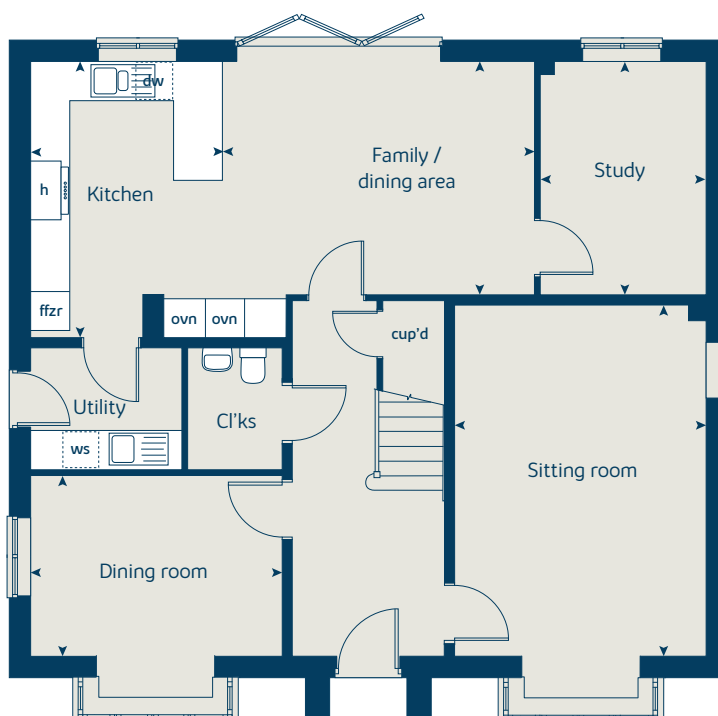
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NEDWA DS00041 / 10.21

First floor



Ground floor





The Rowan

3 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Rowan

3 bedroom home

Ground floor	metres	feet / inches
Kitchen	2.85 x 2.46	9' 4" x 8' 1"
Sitting / dining room	5.49 x 5.19	18' 0" x 17' 0"

First floor

Bedroom 1	3.68 x 3.57	12' 1" x 11' 8"
Bedroom 2	2.97 x 2.44	9' 8" x 8' 0"
Bedroom 3	3.54 x 2.13	11' 7" x 6' 11"

The Rowan | X306 01 NEDWA |

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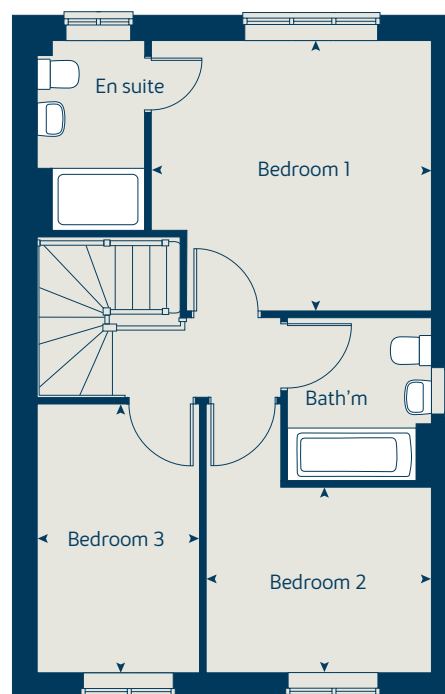
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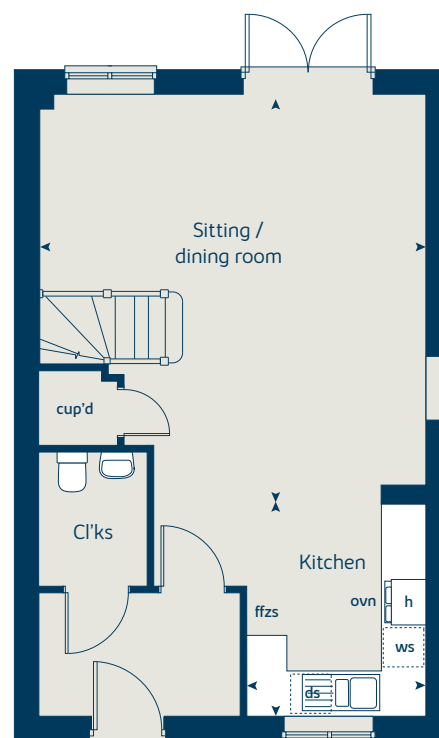
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NEDWA GD60621 / 06.21

First floor



Ground floor



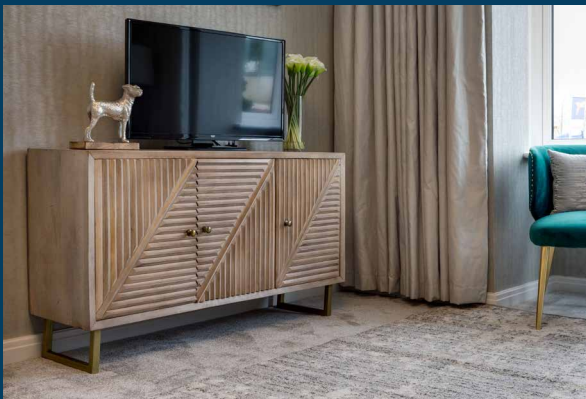
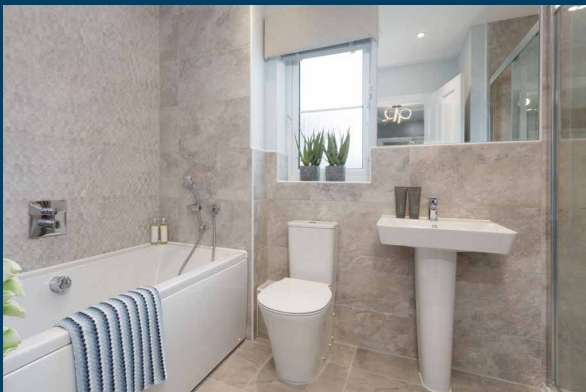
So much choice...

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new contemporary kitchen and modern bathroom. Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Bovis Homes **Select** brochure to add the finishing touches to your home to make it extra special for you!

From personalising your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your master bedroom, there are a wide range of additional options and upgrades available.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide guidance.



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The specification shown in this leaflet is correct at the time of going to press. Bovis Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Bovis Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant.

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NEDWA DS05109 / 02.23



Specification

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Edwalton Fields

Edwalton – Phase 3

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Select** range of extras available.



Kitchen

	3 bedroom The Hazel	The Magnolia	The Cypress	The Spruce	4 bedroom The Juniper	The Chestnut	The Aspen	5 bedroom The Birch	The Lime
Choice of Standard fitted kitchen (doors and worktops)	■	■	■	■	■	■	■		
Choice of Premium fitted kitchen (doors and worktops)								■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap									
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap	■	■	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility			■	■				■	■
Indesit hob (60cm) with built-in single oven (high level or under), with stainless steel splashback and curved glass chimney hood	■	■	■	■					
Hotpoint hob (75cm) with built-in double oven (high level or under), with stainless splashback and curved glass chimney hood					■	■	■		
Bosch (75cm) hob with built-in double oven at high level, with stainless splashback and stainless steel pyramid chimney hood								■	
Bosch (75cm) hob with two built-in single ovens at high level, with stainless splashback and stainless steel chimney hood*									■
Integrated (Indesit) 50 / 50 fridge freezer					■	■	■	■	■
Fridge freezer space	■	■	■	■					
Integrated (Indesit) dishwasher								■	■
Space for integrated dishwasher	■		■	■	■	■	■		
Space for washing machine with plumbing and electrics in kitchen	■	■				■			
Space for washing machine with plumbing and electrics in utility			■	■			■	■	
LED under-unit flexible strip lighting								■	■
Pendant fitting lighting to kitchen	■	■	■	■	■	■	■	■	■

Bathrooms and en suite(s)

Ideal Standard Concept Air sanitary ware suite in white	■	■	■	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■	■	■	■	■
Ideal Standard shower tray with glass enclosure	■	■	■	■	■	■	■	■	■
Handheld hair wash attachment	■	■	■	■	■	■	■	■	■
Porcelanosa wall tiling with splashback (half height over bath and full height to shower cubicle)	■	■	■	■	■	■	■	■	
Porcelanosa half height tiling on all walls holding sanitary ware								■	■
Chrome Bezel head LED lighting to bathroom, en suite and cloakroom	■	■	■	■	■	■	■	■	■
Chrome towel warmer in bathroom and en suite					■	■	■	■	■

Doors and Windows

	3 bedroom The Hazel	The Magnolia	The Cypress	The Spruce	4 bedroom The Juniper	The Chestnut	The Aspen	5 bedroom The Birch	The Lime
Front door with multi-point security locking system and security chain	■	■	■	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■	■	■	■
Double glazed PVCu French doors	■	■	■	■					
Powder coated aluminium double glazed bi-fold doors					■	■	■	■	■
Cottage style internal doors	■	■	■	■	■	■	■	■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■	■	■	■	■	■	■	■

General

White painted walls and smooth white ceilings	■	■	■	■	■	■	■	■	■
Combined USB / double sockets in kitchen and bedroom 1	■	■	■	■	■	■	■	■	■
Multi-media point in living room	■	■	■	■	■	■	■	■	■
TV point to cupboard / living room and study (where applicable)	■	■	■	■	■	■	■	■	■
Master telephone socket	■	■	■	■	■	■	■	■	■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	■	■	■	■	■	■	■		
Gas central heating with wall mounted boiler and separate hot water cylinder, programme selector and room thermostat(s)								■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■	■	■	■	■
Front porch light included and wiring only for external rear lighting	■	■	■	■	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■	■	■	■	■
Outside tap	■	■	■	■	■	■	■	■	■
Power and lighting to garage (where applicable)	■	■	■	■	■	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable).	■	■	■	■	■	■	■	■	■
Landscaped front gardens	■	■	■	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■	■	■	■
First two years' customer service support from Bovis Homes	■	■	■	■	■	■	■	■	■

- Fitted as standard - included in the property
- * Subject to stage of construction

Please note that plots 121, 142, 147 and 150 do not follow the standard specification seen here, please consult with our sales consultants on site to be given the alternative document and have your home's specification confirmed.