



# EDWALTON FIELDS

Edwalton, Nottingham  
Nottinghamshire, NG12 4JE  
1, 2 & 3 Bedroom New Homes



# EDWALTON FIELDS IS WITHIN EASY REACH OF NOTTINGHAM CITY CENTRE.

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

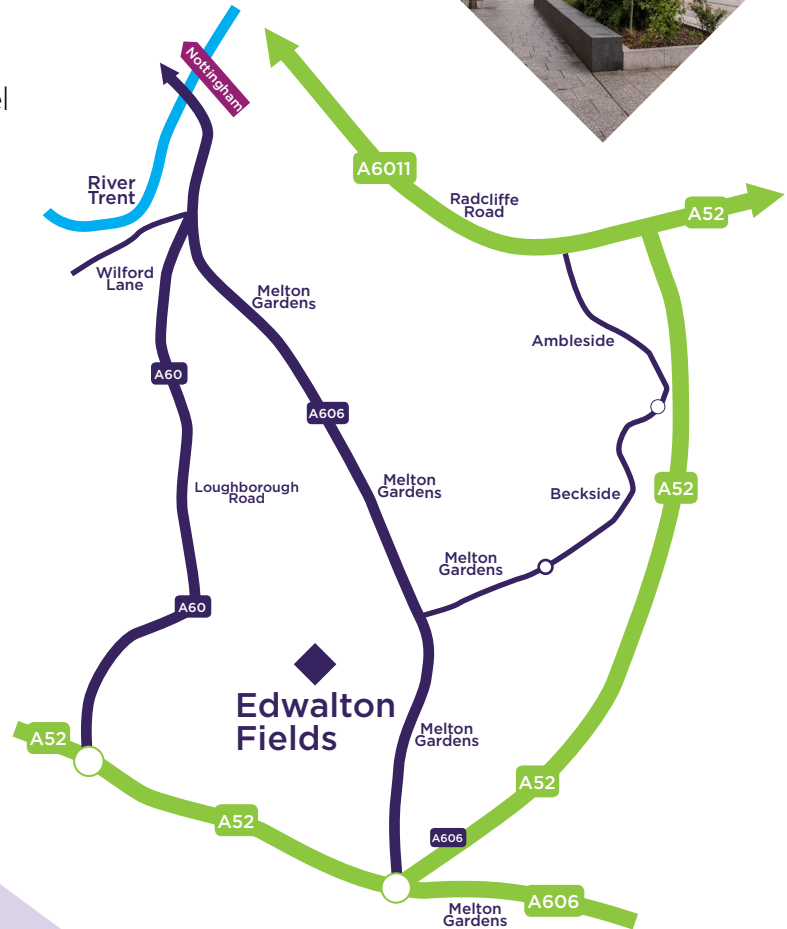
Edwalton Fields is just off the A606 giving you a direct route into Nottingham city centre.

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

**Please note:** Car journey times shown are a average based on normal driving conditions.



# EDWALTON FIELDS SITE PLAN

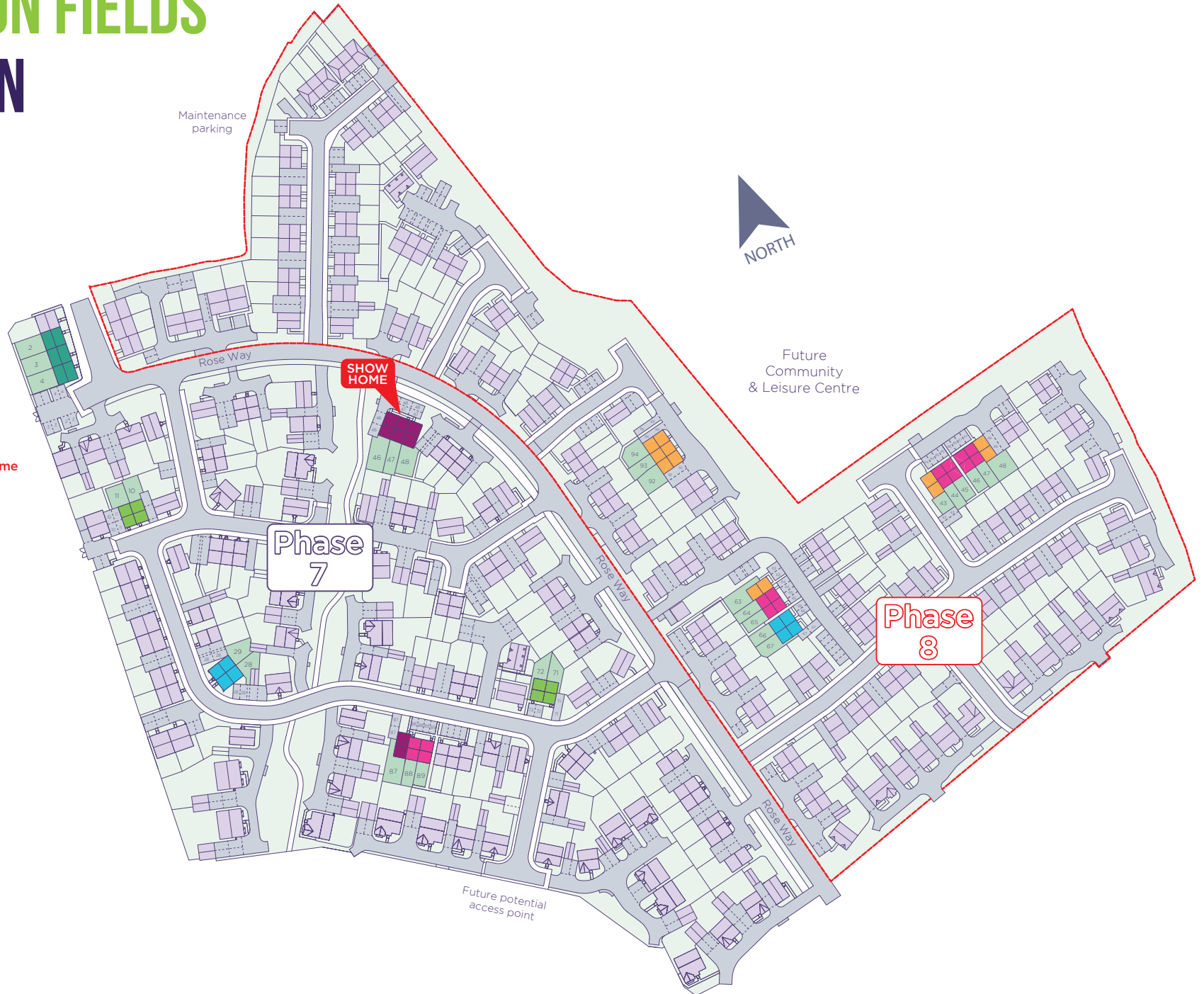
## PHASE 7

- ◆ **The Blossom**  
1 Bed Terrace Bungalow  
2, 3, 4
- ◆ **The Spruce**  
3 Bed Semi-Detached  
28, 29
- ◆ **The Maple**  
2 Bed Semi-Detached  
10, 11, 71, 72
- ◆ **The Fig**  
3 Bed Terrace  
46, 47, 48, 87
- ◆ **The Maple**  
2 Bed Terrace  
88, 89

◆ **Show Home**  
Plot 47

## PHASE 8

- ◆ **The Spruce**  
3 Bed End-Terrace  
43, 48, 63
- ◆ **The Maple**  
2 Bed Terrace  
44, 45, 46, 47, 64, 65
- ◆ **The Spruce**  
3 Bed Semi-Detached  
66, 67
- ◆ **The Spruce**  
3 Bed Terrace  
92, 93, 94







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## THE BLOSSOM

1 Bedroom  
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
- ◆ EV Chargers



### GROUND FLOOR

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

### FIRST FLOOR

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

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.

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Computer generated image

## THE SPRUCE

3 Bedroom  
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
- ◆ EV Chargers



### 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"

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Computer generated image

## THE MAPLE

2 Bedroom  
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

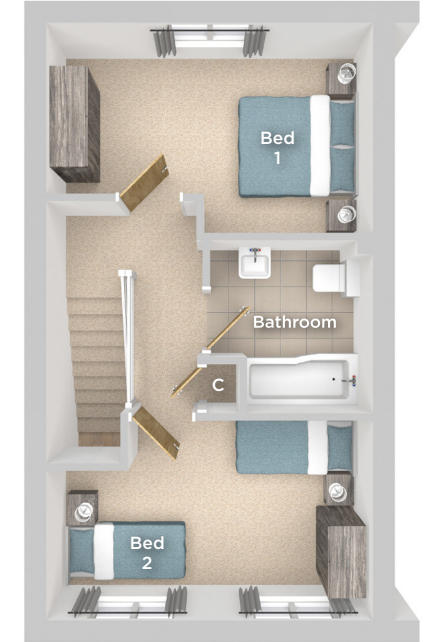
- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking
- ◆ EV Chargers



### 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

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Computer generated image of plots 67 & 68. Please note plots 46, 47, 48, 87 are terrace plots.

## THE FIG

3 Bedroom  
Terrace home  
Plots 46, 47, 48 terrace  
Plot 87 End-Terrace

The Fig is a modern three bed Terrace home comprising of a well appointed front aspect kitchen, spacious living/dining area with double door 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
- ◆ EV Chargers



### 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

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### FIRST FLOOR

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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 of plots 43, 44, 45

## THE MAPLE

2 Bedroom  
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

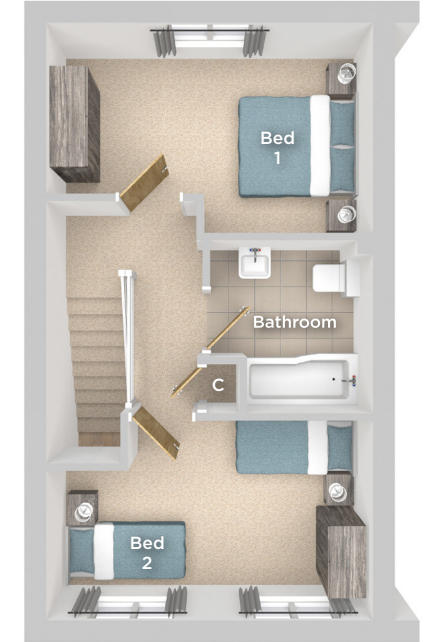
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Bedroom 1  
4.45m x 2.75m 14'7" x 9'0"

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### TOTAL FLOOR AREA

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Computer generated image of plots 43, 44, 45

## THE SPRUCE

3 Bedroom  
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
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### GROUND FLOOR

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**TOTAL FLOOR AREA**  
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### FIRST FLOOR

Bedroom 1	4.58m x 2.45m	15'0" x 8'0"
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Bedroom 3	3.15m x 2.28m	10'4" x 7'6"
Bathroom	2.37m x 2.35m	7'9" x 7'9"

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# EDWALTON FIELDS, EDWALTON

Nottinghamshire, NG12 4JE

House prices for **Phase 7** plots available



Plot	House Type	Postal Address	Handover	100% Price	35% Share Value	Monthly Rent	Service Charge
2	<b>The Blossom</b> 1 Bed Mid-Terrace Bungalow House	366 Musters Road Edwalton, Nottingham NG12 4BF.	Spring 2025	£250,000	£87,500	£372.40	£27.32
3	<b>The Blossom</b> 1 Bed Mid-Terrace Bungalow House	368 Musters Road Edwalton, Nottingham NG12 4BF.	Spring 2025	£250,000	£87,500	£372.40	£27.32
4	<b>The Blossom</b> 1 Bed End-Terrace Bungalow House	370 Musters Road Edwalton, Nottingham NG12 4BF.	Spring 2025	£252,500	£88,375	£376.12	£27.32
10	<b>The Maple</b> 2 Bed Semi-Detached House	57 Magenta Gardens Edwalton, Nottingham NG12 4JX.	December 2024	£315,000	£110,250	£469.22	£29.82
11	<b>The Maple</b> 2 Bed Semi-Detached House	55 Magenta Gardens Edwalton, Nottingham NG12 4JX.	December 2024	£315,000	£110,250	£469.22	£29.82
28	<b>The Spruce</b> 3 Bed Semi-Detached House	34 Magenta Gardens Edwalton, Nottingham NG12 4JX.	Spring 2025	£360,000	£126,000	£536.25	£31.11
29	<b>The Spruce</b> 3 Bed Semi-Detached House	36 Magenta Gardens Edwalton, Nottingham NG12 4JX.	Spring 2025	£360,000	£126,000	£536.25	£31.11
46	<b>The Fig</b> 3 Bed End-Terrace House	187 Rose Way, Edwalton, Nottingham, NG12 4LR.	November 2024	£357,500	£125,125	£532, 53	£31.11
47	<b>The Show Home</b> 3 Bed Mid-Terrace House	185 Rose Way, Edwalton, Nottingham, NG12 4LR.	Not Available				
48	<b>The Fig</b> 3 Bed End-Terrace House	183 Rose Way, Edwalton, Nottingham, NG12 4LR.	November 2024	£357,500	£125,125	£532, 53	£31.11

For more information contact:  
**Sales@Platformhg.com**  
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**0333 200 7304**

Please note:  
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Nottinghamshire, NG12 4JE

House prices for **Phase 7** plots available



Plot	House Type	Postal Address	Handover	100% Price	35% Share Value	Monthly Rent	Service Charge
71	<b>The Maple</b> 2 Bed Semi-Detached House	6 Magenta Gardens Edwalton, Nottingham NG12 4JX.	Summer 2025	£315,000	£110,250	£469.22	£29.82
72	<b>The Maple</b> 2 Bed Semi-Detached House	8 Magenta Gardens Edwalton, Nottingham NG12 4JX.	<b>SSTC</b>	£315,000	£110,250	£469.22	£29.82
87	<b>The Fig</b> 3 Bed End-Terrace House	21 Magenta Gardens Edwalton, Nottingham NG12 4JX.	Summer 2025	£357,500	£125,125	£532.33	£31.11
88	<b>The Maple</b> 2 Bed Mid-Terrace House	19 Magenta Gardens Edwalton, Nottingham NG12 4JX.	Summer 2025	£310,000	£108,500	£461.77	£29.82
89	<b>The Maple</b> 2 Bed End-Terrace House	17 Magenta Gardens Edwalton, Nottingham NG12 4JX.	Summer 2025	£312,500	£109,375	£465.49	£29.82

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# EDWALTON FIELDS, EDWALTON

Nottinghamshire, NG12 4JE

House prices for **Phase 8** plots available



Plot	House Type	Postal Address	Handover	100% Price	35% Share Value	Monthly Rent	Service Charge
43	<b>The Spruce</b> 3 Bed End-Terrace House	4 Perfecta Close Edwalton, Nottingham NG12 4HA.	Spring 2025	£357,500	£125,125	£532.53	£31.11
44	<b>The Maple</b> 2 Bed Mid-Terrace House	6 Perfecta Close Edwalton, Nottingham NG12 4HA.	Spring 2025	£310,000	£108,500	£461.77	£29.82
45	<b>The Maple</b> 2 Bed End-Terrace House	8 Perfecta Close Edwalton, Nottingham NG12 4HA.	Spring 2025	£312,500	£109,375	£465.49	£29.82
46	<b>The Maple</b> 2 Bed End-Terrace House	10 Perfecta Close Edwalton, Nottingham NG12 4HA.	Spring 2025	£312,500	£109,375	£465.49	£29.82
47	<b>The Maple</b> 2 Bed Mid-Terrace House	12 Perfecta Close Edwalton, Nottingham NG12 4HA.	Spring 2025	£310,000	£108,500	£461.77	£29.82
48	<b>The Spruce</b> 3 Bed End-Terrace House	14 Perfecta Close Edwalton, Nottingham NG12 4HA.	Spring 2025	£357,500	£125,125	£532.53	£31.11
63	<b>The Spruce</b> 3 Bed End-Terrace House	2 Ballerina Grove Edwalton, Nottingham NG12 4GY.	Spring 2025	£357,500	£125,125	£532.53	£31.11
64	<b>The Maple</b> 2 Bed Mid-Terrace House	4 Ballerina Grove Edwalton, Nottingham NG12 4GY.	Spring 2025	£310,000	£108,500	£461.77	£29.82
65	<b>The Maple</b> 2 Bed End-Terrace House	6 Ballerina Grove Edwalton, Nottingham NG12 4GY.	Spring 2025	£312,500	£109,375	£465.49	£29.82
66	<b>The Spruce</b> 3 Bed Semi-Detached House	8 Ballerina Grove Edwalton, Nottingham NG12 4GY.	Spring 2025	£360,000	£126,000	£536.25	£31.11

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House prices for **Phase 8** plots available



Plot	House Type	Postal Address	Handover	100% Price	35% Share Value	Monthly Rent	Service Charge
67	<b>The Spruce</b> 3 Bed Semi-Detached House	10 Ballerina Grove Edwalton, Nottingham NG12 4GY.	Spring 2025	£360,000	£126,000	£536.25	£31.11
92	<b>The Spruce</b> 3 Bed End-Terrace House	7 Concerto Gardens Edwalton, Nottingham NG12 4GX.	Spring 2025	£357,500	£125,125	£532.53	£31.11
93	<b>The Spruce</b> 3 Bed Mid-Terrace House	8 Concerto Gardens Edwalton, Nottingham NG12 4GX.	Spring 2025	£355,000	£124,250	£528.80	£31.11
94	<b>The Spruce</b> 3 Bed End-Terrace House	9 Concerto Gardens Edwalton, Nottingham NG12 4GX.	Spring 2025	£357,500	£125,125	£532.53	£31.11

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