

# Edwalton Fields

Edwalton



Linden  
HOMES



## A taste of local life

### Edwalton Fields

Edwalton, Nottinghamshire NG12 4DR | 01156 725 248

[lindenhomes.co.uk](https://www.lindenhomes.co.uk)

**Linden**  
HOMES





# Welcome to Edwalton Fields

Our stunning range of two, three, four and five-bedroom homes are located in Edwalton on the outskirts of Nottingham.

Edwalton Fields offers a vibrant community in the suburbs with local shopping and schools on the doorstep. Being less than six miles away from Nottingham city centre it is handy for commuting and in a short drive you can also access the M1.

Nottingham railway station is just 5.3 miles away from your Edwalton new build, giving you instant access to the UK's major cities. Alternatively, if you prefer to travel by car, you can get to the M1 in around 20 minutes, helping you to get to Leeds or London in an easy journey.

This sought-after area is home to a golf course, local boutique shops and is popular with families with children. This brand-new development will offer both starter homes and larger family homes; some designed over three levels giving you space and privacy for everyone.

With local parks, timber play spaces and allotments, there's lots to enjoy as part of the bustling Edwalton Fields community. Nearby woodlands provide the

perfect habitats for local wildlife and the community orchard offers the opportunity to plant your very own trees. The multi-use game areas is great for those looking for more fitness and the green spaces around the site allow children to interact with nature.

Local amenities include shops, a post office, a local pharmacy and well-rated 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.

These homes include popular features such as open-plan living areas, stylish fitted kitchens, doors and spacious master bedrooms with en suites.

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

\*For further details please see our sales consultant.





# The perfect position

## Education for everyone

Nottingham boasts a range of schools, nurseries, and colleges for children and teenagers of all skill-levels. Find a nursery for your little on or support your eldest in their first steps to higher education with the University of Nottingham or Nottingham Trent University.

Victoria centre

4.4 miles | 13 mins drive

13

mins



Radcliffe Golf Club

6.5 miles | 15 mins drive

15

mins



Edwalton Primary School

1.2 miles | 24 mins walk

24

mins



Bradgate Park

25.2 miles | 42 mins drive

42

mins




Edwalton Fields

The Campbell Clinic

0.6 mile | 2 mins drive

2

mins



Nottingham Raceway Karting

8.4 miles | 13 mins drive

13

mins



City of Caves

4.1 miles | 12 mins drive

12

mins




Sharp Hill Wood

0.3 mile | 5 mins walk

5

mins



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.

“Linden homes has invested more than **£10.2 million** towards community schemes”

These schemes include:

Sports and leisure



Public art



Waste management



Improved public transport services



Libraries



Public open space improvement



Primary schools



Cycle routes





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

There's nothing more exciting than reserving your dream new Linden home, with **Enhance** there is even more reason to look forward to moving day.

**Enhance** offers you the chance to personalise your new home with a wide range of options and upgrades available. It suits your needs and wants perfectly and moving day can't come quick enough!

From customising your kitchen with stylish cupboards and worktops to having the latest modern appliances.

Choose your tiles in the bathroom or complete your bedroom with fitted wardrobes. Whatever your style, it's your canvas to make your own and allow your personality to sing.

The best thing is that you don't have to decide all this at the time of reserving - you can think about how you want your new home to look in the comfort of your current home.

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 you with guidance.

We're here to help you make it completely unique, so express yourself with **Enhance**.



# 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                    | <b>Smooth Move</b> 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 <b>Home Exchange</b> 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 <b>key workers</b> get on the housing ladder with assistance from Linden Homes and access to purchase assistance schemes requiring as little as a 5% deposit.  |
| Armed Forces<br><b>TRINITY</b> | Helping members of the <b>Armed Forces</b> to own a home with assistance from Linden Homes, the government and the Ministry of Defence.  |
| Deposit Assist                 | When a friend or relative contributes to your deposit for a new build Linden 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 <b>Deposit Assist</b> 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 Linden 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 Linden 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.



Scan me  
for directions



# 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

Cover photograph of a view from the development. The streetscene has been produced for illustrative purposes only, please check the details of the homes you are interested in with the sales consultant.

Linden homes Limited, Mercia region

Dunston Hall, Dunston, Stafford, Staffordshire ST18 9AB. Telephone: 01785 714412.

Produced by the Vistry Group Design Studio.

When you have finished with this leaflet please recycle it.

NEDWA DS06054 / 06.23

**Linden**  
HOMES





# Development plan

## Edwalton Fields

Edwalton, Nottinghamshire NG12 4DR | 01156 725 248

[lindenhomes.co.uk](http://lindenhomes.co.uk)

**Linden**  
HOMES



# Edwalton Fields

## Nottinghamshire

### Development layout



#### 4 bedroom homes

- The Knightley
- The Mylne
- The Pembroke
- The Leverton
- The Cottingham

#### 3 bedroom homes

- The Becket
- The Elmslie
- The Eveleigh

#### 2 bedroom homes

- The Harcourt
- The Hardwick

#### Affordable housing

- 1 bedroom home
- 2 bedroom home
- 3 bedroom home
- 4 bedroom home

**bcp** bin collection point    **ss** substation  
**H** hedgehog highways  
 - subject to retaining elements to boundary treatment



This plan has been produced for home identification purposes only and may be subject to change. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of going to print.

**Linden Homes, Mercia region**

Dunston Hall, Dunston, Stafford, Staffordshire ST18 9AB. T: 01785 714412

Produced by the Vistry Group Design Studio.

NEDWA DS08600 / 01.24

**Linden**  
HOMES





# The Harcourt

2 bedroom home

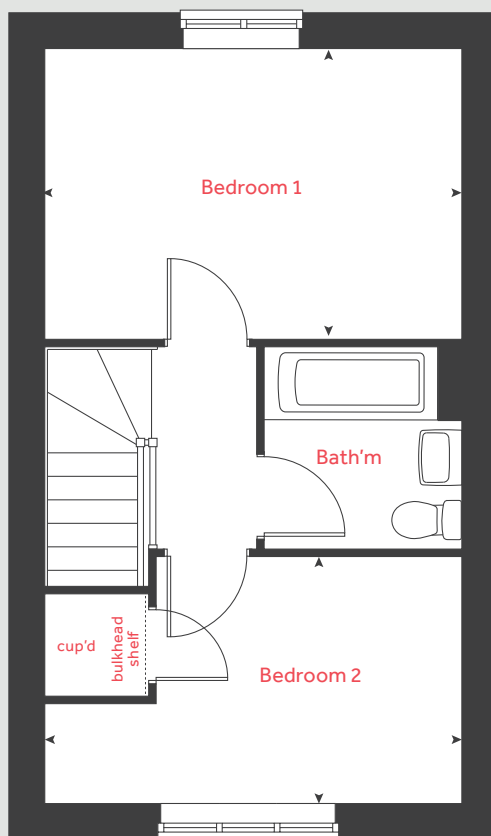
**Edwalton Fields**

Edwalton, Nottinghamshire NG12 4DR | 01156 725 248

[lindenhomes.co.uk](http://lindenhomes.co.uk)

**Linden**  
HOMES

## First floor



# The Harcourt

## 2 bedroom home

### Ground floor

Kitchen / dining area  
4.60m x 2.05m 15' 1" x 6' 9"

Living room  
4.08m x 2.75m 13' 5" x 9' 1"

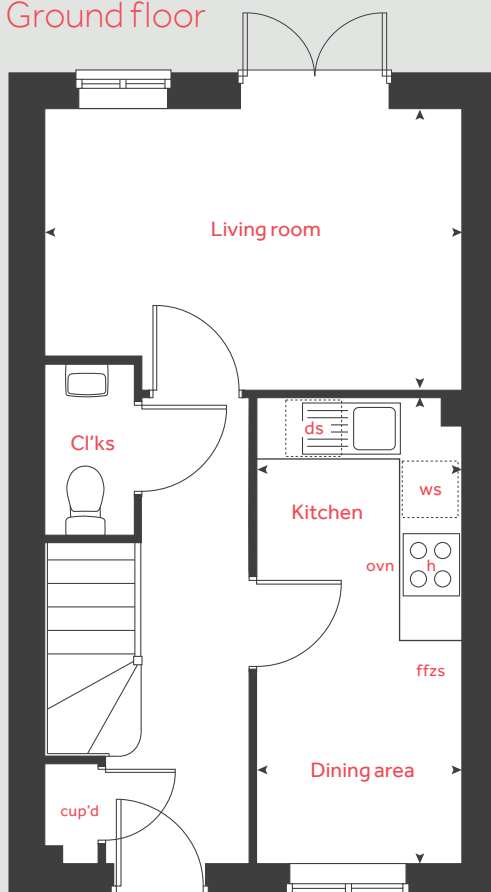
### First floor

Bedroom 1  
4.08m x 2.84m 13' 5" x 9' 4"

Bedroom 2  
4.08m x 2.41m 13' 5" x 7' 11"

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

## Ground floor



The 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. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

The illustrations shown are computer generated impressions of how the property may look and 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. Please speak to our sales consultant for specific plot details.

Produced by Vistry Group Design Studio.

When you have finished with this leaflet please recycle it.

NEDWA DS08212 / 01.24

# Linden

## HOMES





# The Cartwright

2 bedroom home

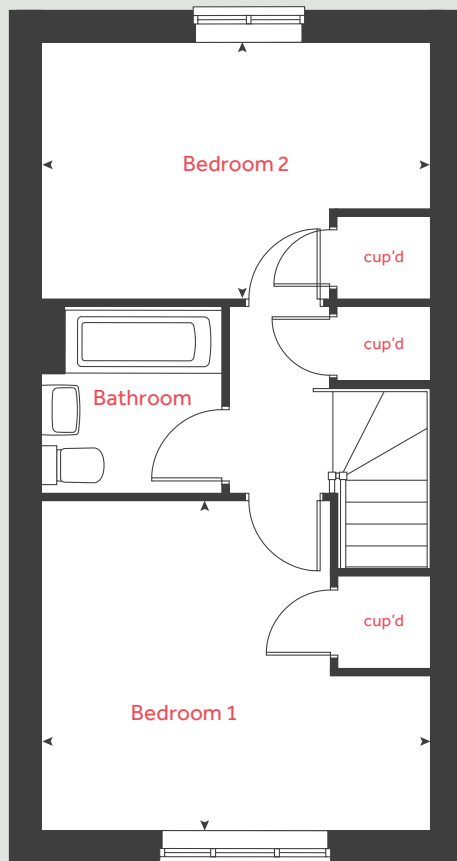
## Edwalton Fields

Edwalton, Nottinghamshire NG12 4DR | 01156 725 248

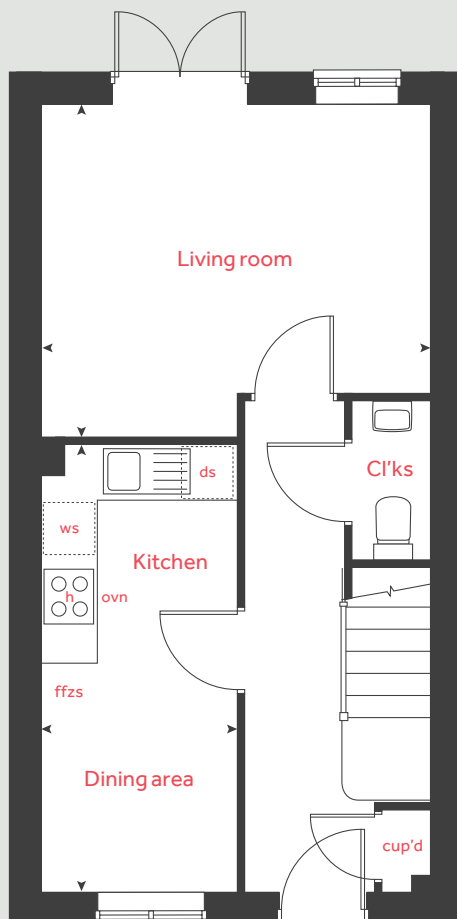
[lindenhomes.co.uk](http://lindenhomes.co.uk)

**Linden**  
HOMES

## First floor



## Ground floor



# The Cartwright

## 2 bedroom home

### Ground floor

#### Kitchen / dining area

4.82m x 2.13m 15' 10" x 7' 0"

#### Living room

4.20m x 3.60m 13' 9" x 11' 10"

### First floor

#### Bedroom 1

4.20m x 3.58m 13' 9" x 11' 9"

#### Bedroom 2

4.20m x 2.79m 13' 9" x 9' 2"

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

The 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. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

The illustrations shown are computer generated impressions of how the property may look and 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. Please speak to our sales consultant for specific plot details.

Produced by Vistry Group Design Studio.

When you have finished with this leaflet please recycle it.

NEDWA DS08212 / 01.24

# Linden

## HOMES





# The Eveleigh

3 bedroom home

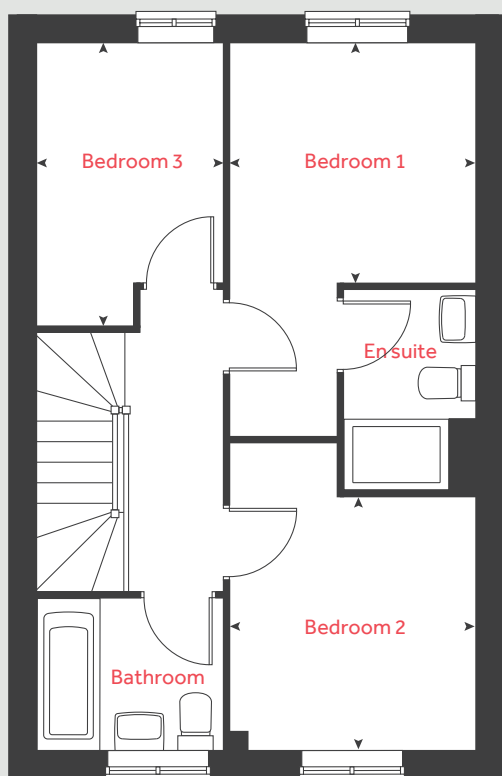
## Edwalton Fields

Edwalton, Nottinghamshire NG12 4DR | 01156 725 248

[lindenhomes.co.uk](http://lindenhomes.co.uk)

**Linden**  
HOMES

## First floor



# The Eveleigh

## 3 bedroom home

### Ground floor

#### Kitchen / dining area

4.78m x 2.80m 15' 8" x 9' 2"

#### Living room

4.98m x 3.21m 16' 4" x 10' 6"

### First floor

#### Bedroom 1

2.78m x 2.73m 8' 11" x 9' 2"

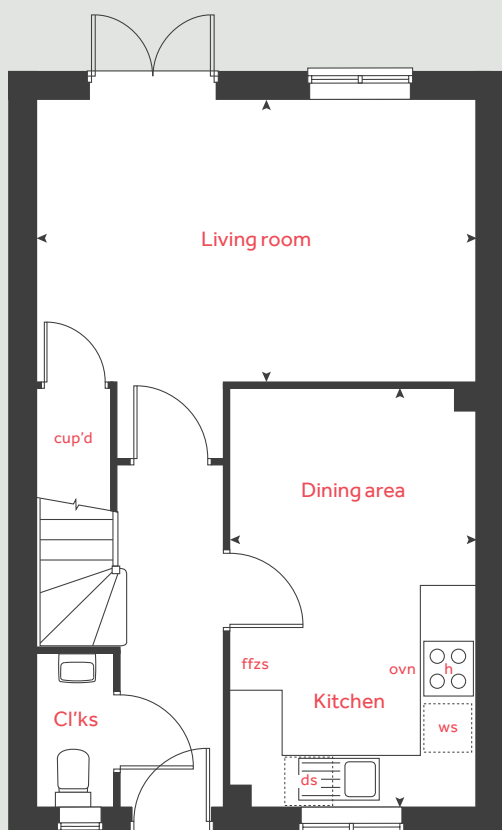
#### Bedroom 2

2.90m x 2.78m 9' 6" x 9' 2"

#### Bedroom 3

3.20m x 2.12m 10' 6" x 7' 0"

## Ground floor



|      |                      |       |                       |
|------|----------------------|-------|-----------------------|
| h    | hob                  | cup'd | cupboard              |
| ovn  | oven                 | ws    | washing machine space |
| ffzs | fridge freezer space | < >   | measuring points      |
| ds   | dishwasher space     |       |                       |

The 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. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

The illustrations shown are computer generated impressions of how the property may look and 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. Please speak to our sales consultant for specific plot details.

Produced by Vistry Group Design Studio.

When you have finished with this leaflet please recycle it.

NEDWA DS08212 / 01.24

# Linden

## HOMES





# The Elmslie

3 bedroom home

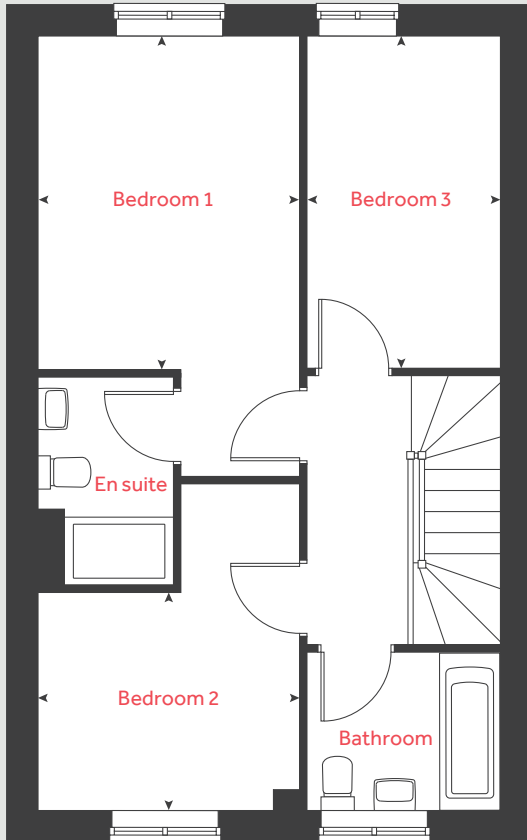
**Edwalton Fields**

Edwalton, Nottinghamshire NG12 4DR | 01156 725 248

[lindenhomes.co.uk](http://lindenhomes.co.uk)

**Linden**  
HOMES

## First floor



# The Elmslie

## 3 bedroom home

### Ground floor

#### Kitchen / dining area

4.75m x 2.91m 15' 7" x 9' 7"

#### Living room

5.10m x 3.66m 16' 9" x 12' 0"

### First floor

#### Bedroom 1

3.68m x 2.87m 12' 1" x 9' 5"

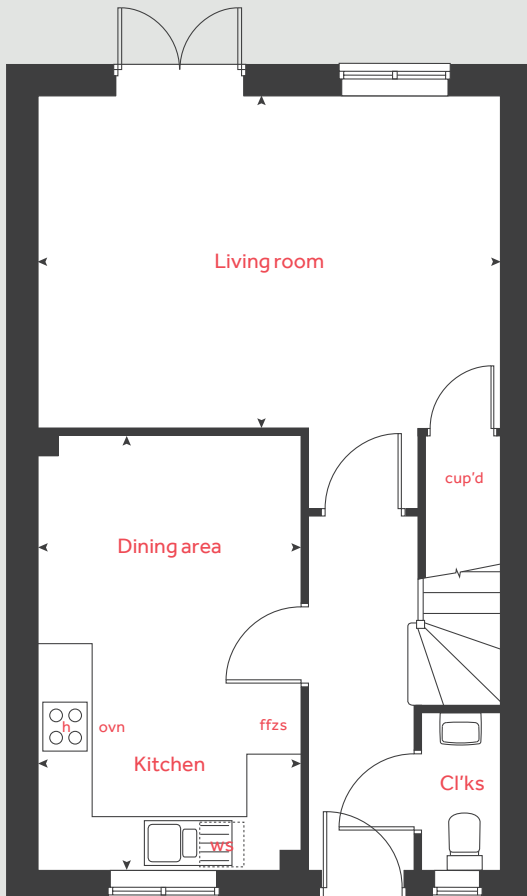
#### Bedroom 2

2.87m x 2.40m 9' 5" x 7' 10"

#### Bedroom 3

3.66m x 2.15m 12' 0" x 7' 1"

## Ground floor



|      |                      |       |                       |
|------|----------------------|-------|-----------------------|
| h    | hob                  | cup'd | cupboard              |
| ovn  | oven                 | ws    | washing machine space |
| ffzs | fridge freezer space | < >   | measuring points      |

The 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. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

The illustrations shown are computer generated impressions of how the property may look and 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. Please speak to our sales consultant for specific plot details.

Produced by Vistry Group Design Studio.

When you have finished with this leaflet please recycle it.

NEDWA DS08212 / 01.24

# Linden

## HOMES





# The Becket

3 bedroom home

**Edwalton Fields**

Edwalton, Nottinghamshire NG12 4DR | 01156 725 248

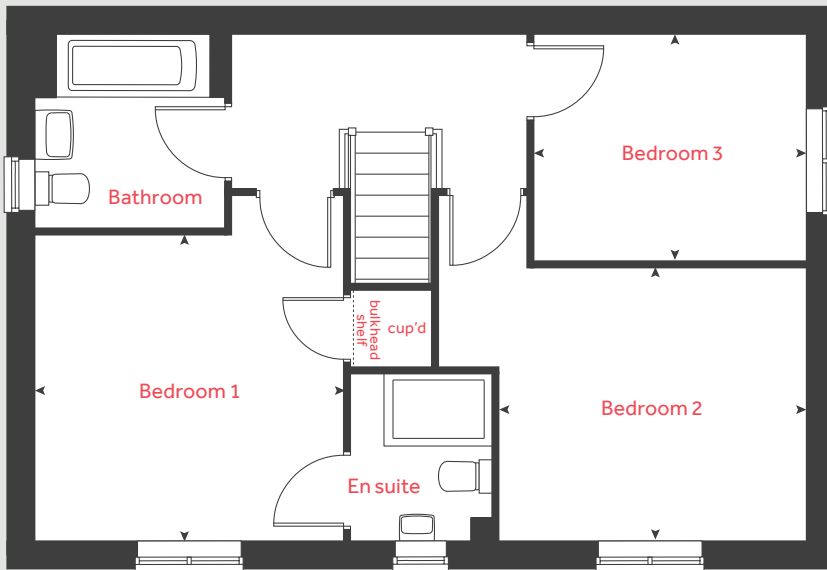
[lindenhomes.co.uk](http://lindenhomes.co.uk)

**Linden**  
HOMES

# The Becket

## 3 bedroom home

### First floor



### Ground floor

#### Living room

5.59m x 3.33m 18' 4" x 10' 11"

#### Kitchen / dining area

5.59m x 2.94m 18' 4" x 7' 0"

### First floor

#### Bedroom 1

3.36m x 3.40m 11' 2" x 11' 1"

#### Bedroom 2

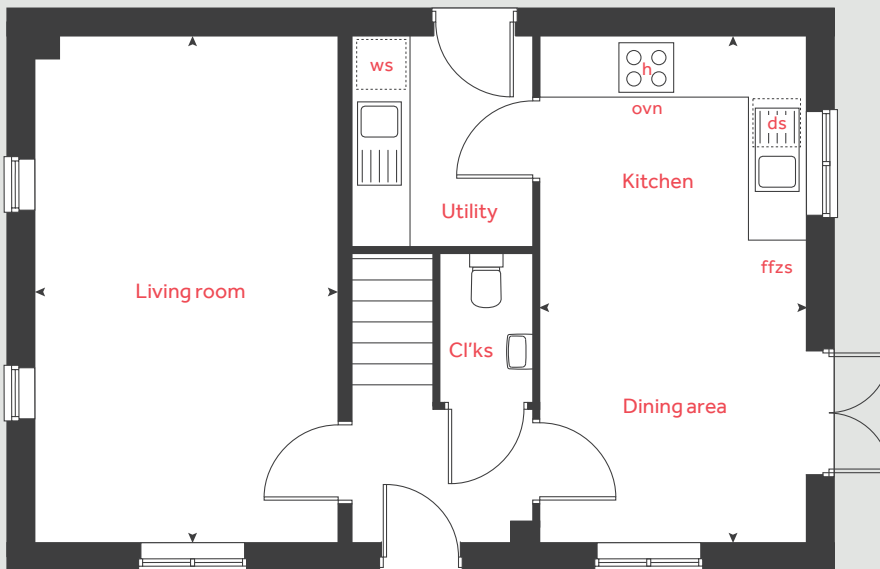
3.38m x 3.00m 11' 1" x 9' 10"

#### Bedroom 3

3.00m x 2.51m 9' 10" x 8' 3"

|      |                      |       |                       |
|------|----------------------|-------|-----------------------|
| h    | hob                  | cup'd | cupboard              |
| ovn  | oven                 | ws    | washing machine space |
| ffzs | fridge freezer space | < >   | measuring points      |
| ds   | dishwasher space     |       |                       |

### Ground floor



The 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. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

The illustrations shown are computer generated impressions of how the property may look and 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. Please speak to our sales consultant for specific plot details.

Produced by Vistry Group Design Studio.

When you have finished with this leaflet please recycle it.

NEDWA DS08212 / 01.24

**Linden**  
HOMES





# The Mylne

4 bedroom home

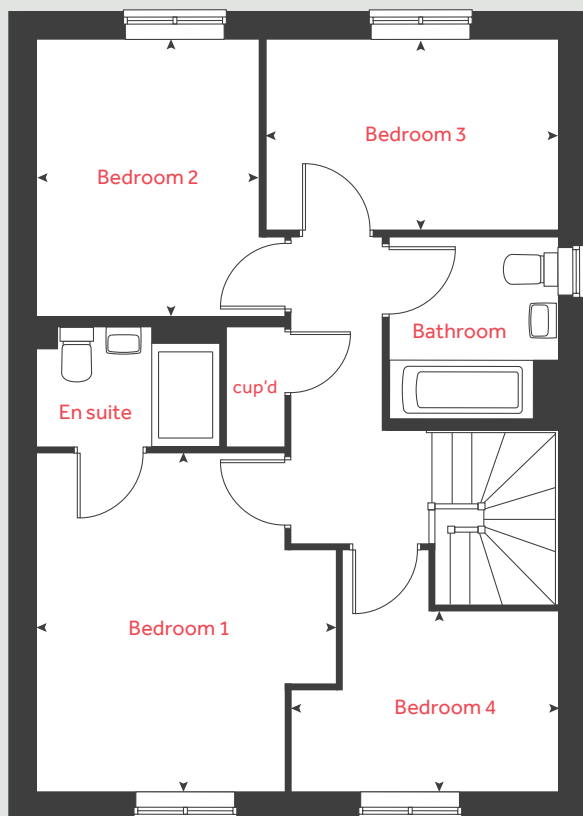
**Edwalton Fields**

Edwalton, Nottinghamshire NG12 4DR | 01156 725 248

[lindenhomes.co.uk](http://lindenhomes.co.uk)

**Linden**  
HOMES

## First floor



# The Mylne

## 4 bedroom home

### Ground floor

#### Kitchen / dining area

6.04m x 3.76m 19' 10" x 12' 4"

#### Living room

4.84m x 3.40m 15' 10" x 11' 2"

### First floor

#### Bedroom 1

3.94m x 3.46m 12' 11" x 11' 4"

#### Bedroom 2

3.21m x 2.58m 10' 6" x 8' 5"

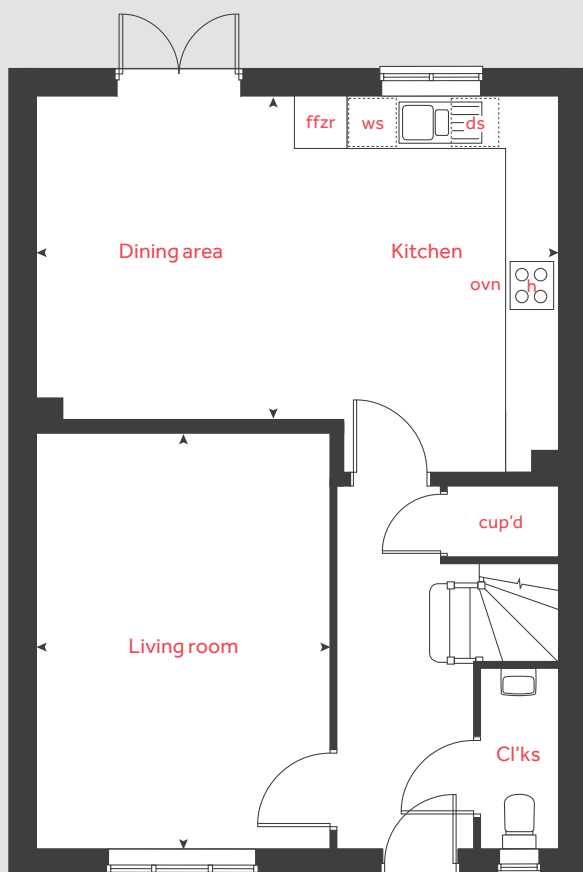
#### Bedroom 3

3.39m x 2.20m 11' 2" x 7' 3"

#### Bedroom 4

3.10m x 2.11m 10' 2" x 6' 11"

## Ground floor



|      |                |       |                       |
|------|----------------|-------|-----------------------|
| h    | hob            | cup'd | cupboard              |
| ovn  | oven           | ws    | washing machine space |
| ffzr | fridge freezer | < >   | measuring points      |
| ds   | dishwasher     |       |                       |

The 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. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

The illustrations shown are computer generated impressions of how the property may look and 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. Please speak to our sales consultant for specific plot details.

Produced by Vistry Group Design Studio.

When you have finished with this leaflet please recycle it.

NEDWA DS08212 / 01.24

# Linden

## HOMES





# The Pembroke

4 bedroom home

## Edwalton Fields

Edwalton, Nottinghamshire NG12 4DR | 01156 725 248

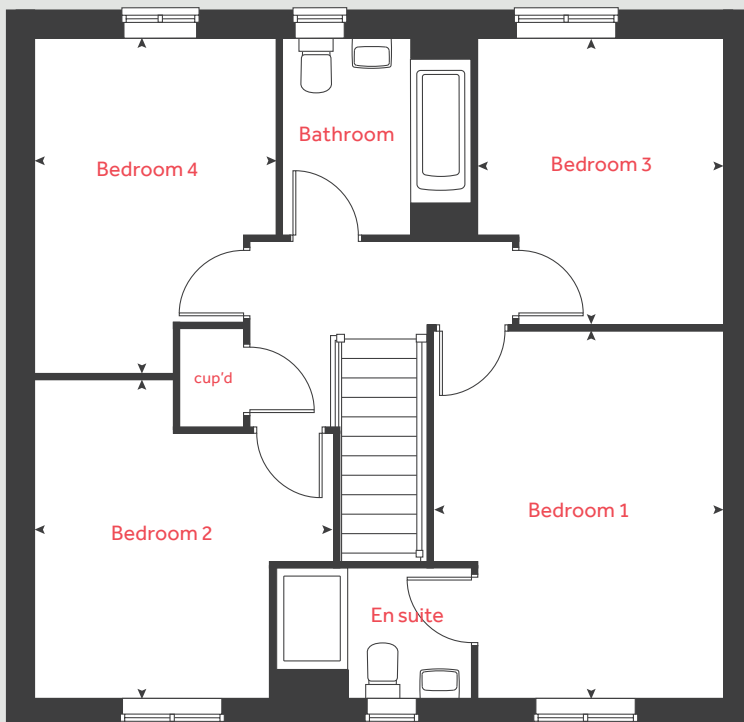
[lindenhomes.co.uk](http://lindenhomes.co.uk)

**Linden**  
HOMES

# The Pembroke

## 4 bedroom home

### First floor



### Ground floor

#### Kitchen

3.35m x 3.05m 11' 0" x 10' 0"

#### Living room

4.83m x 3.49m 15' 10" x 11' 5"

#### Family / dining area

5.02m x 2.75m 16' 5" x 9' 0"

#### Study

2.42m x 2.36m 7' 11" x 7' 9"

### First floor

#### Bedroom 1

4.29m x 3.39m 14' 1" x 11' 1"

#### Bedroom 2

3.72m x 3.49m 12' 2" x 11' 5"

#### Bedroom 3

3.36m x 2.87m 11' 0" x 9' 5"

#### Bedroom 4

3.92m x 2.81m 12' 10" x 9' 3"

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

The 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. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

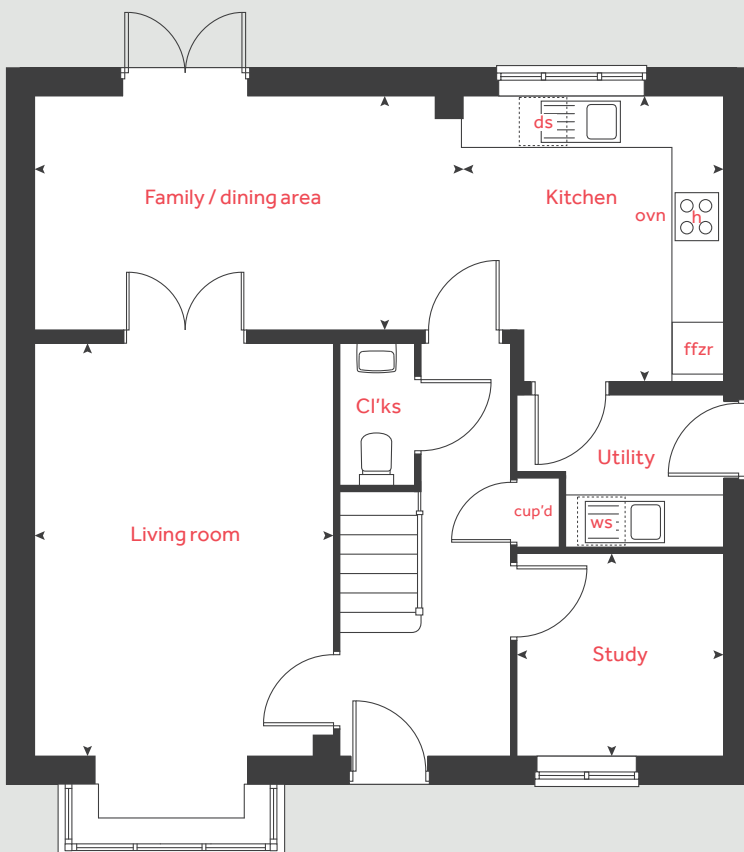
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles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

Produced by Vistry Group Design Studio.

When you have finished with this leaflet please recycle it.

NEDWA DS08212 / 01.24

### Ground floor



# Linden

## HOMES





# The Grainger

4 bedroom home

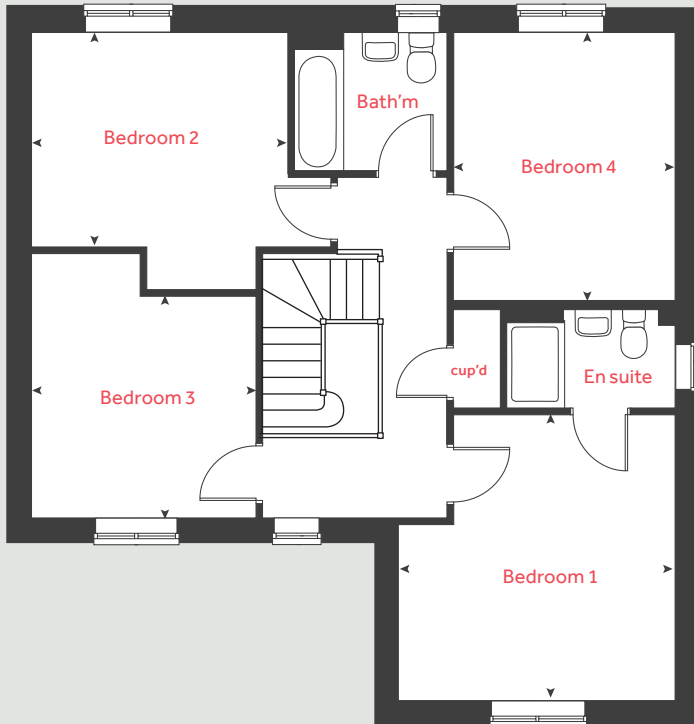
**Edwalton Fields**

Edwalton, Nottinghamshire NG12 4DR | 01156 725 248

[lindenhomes.co.uk](http://lindenhomes.co.uk)

**Linden**  
HOMES

## First floor



# The Grainger

## 4 bedroom home

### Ground floor

Kitchen / dining room  
5.86m x 3.63m 19' 3" x 11' 10"

Living room  
4.39m x 3.91m 14' 4" x 12' 10"

### First floor

Bedroom 1  
4.02m x 3.91m 13' 2" x 12' 9"

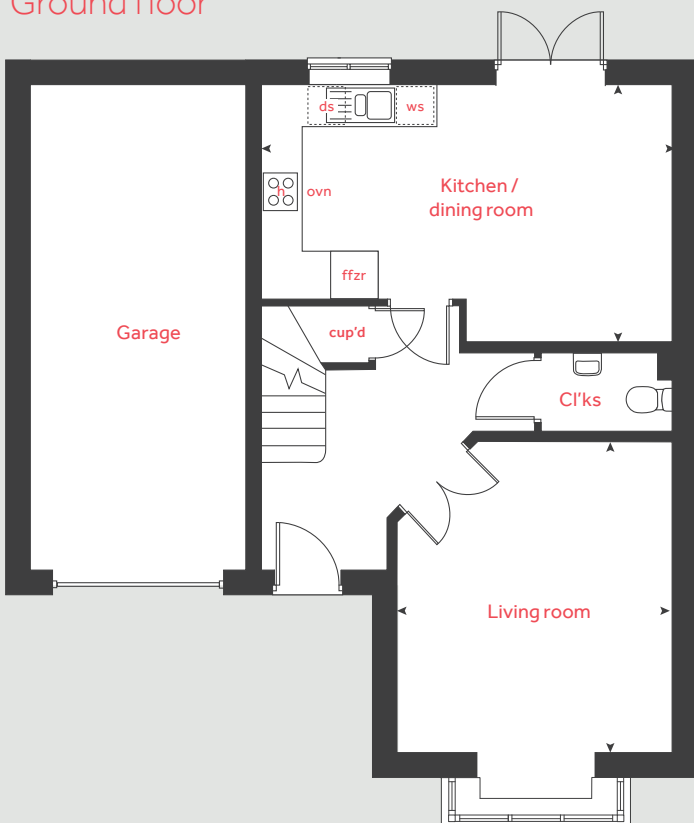
Bedroom 2  
3.58m x 3.09m 11' 9" x 10' 2"

Bedroom 3  
3.14m x 3.04m 10' 4" x 9' 1"

Bedroom 4  
3.80m x 3.13m 12' 4" x 10' 2"

|      |                  |       |                       |
|------|------------------|-------|-----------------------|
| h    | hob              | cup'd | cupboard              |
| ovn  | oven             | ws    | washing machine space |
| ffzr | fridge freezer   | < >   | measuring points      |
| ds   | dishwasher space |       |                       |

## Ground floor



The 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. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

The illustrations shown are computer generated impressions of how the property may look and 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. Please speak to our sales consultant for specific plot details.

Produced by Vistry Group Design Studio.

When you have finished with this leaflet please recycle it.

NEDWA DS08212 / 01.24

# Linden

## HOMES





# The Knightley

4 bedroom home

**Edwalton Fields**

Edwalton, Nottinghamshire NG12 4DR | 01156 725 248

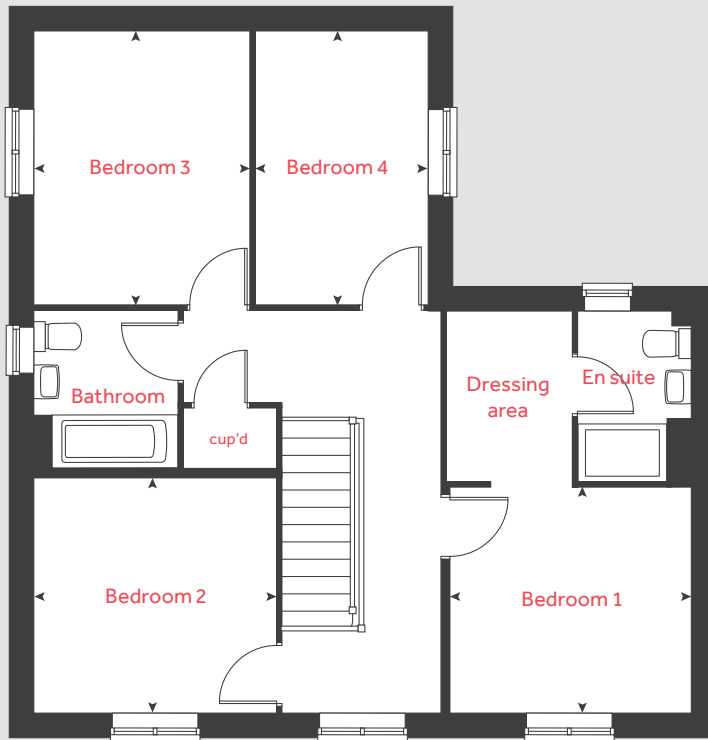
[lindenhomes.co.uk](http://lindenhomes.co.uk)

**Linden**  
HOMES

# The Knightley

4 bedroom home

## First floor



### Ground floor

#### Kitchen / dining area

5.25m x 3.79m 17' 3" x 12' 5"

#### Living room

5.37m x 3.23m 17' 7" x 10' 7"

#### Family room

3.94m x 3.22m 12' 11" x 10' 7"

### First floor

#### Bedroom 1

3.20m x 3.00m 10' 6" x 9' 10"

#### Bedroom 2

3.22m x 3.14m 10' 7" x 10' 3"

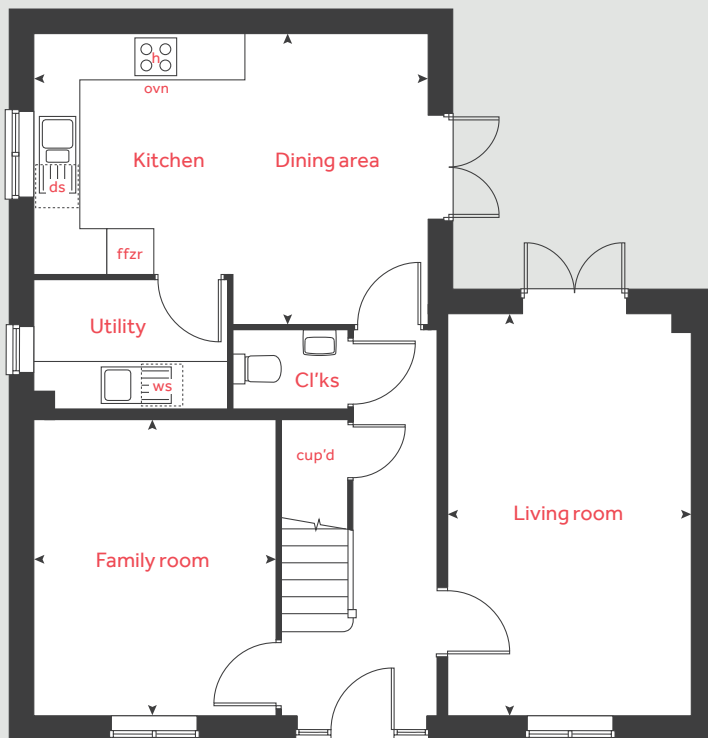
#### Bedroom 3

3.63m x 2.87m 11' 11" x 9' 5"

#### Bedroom 4

3.63m x 2.30m 11' 11" x 7' 7"

## Ground floor



|      |                      |       |                       |
|------|----------------------|-------|-----------------------|
| h    | hob                  | cup'd | cupboard              |
| ovn  | oven                 | ws    | washing machine space |
| ffzs | fridge freezer space | < >   | measuring points      |
| ds   | dishwasher space     |       |                       |

The 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. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

The illustrations shown are computer generated impressions of how the property may look and 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. Please speak to our sales consultant for specific plot details.

Produced by Vistry Group Design Studio.

When you have finished with this leaflet please recycle it.

NEDWA DS08212 / 01.24

**Linden**  
HOMES





# The Colcutt

5 bedroom home

**Edwalton Fields**

Edwalton, Nottinghamshire NG12 4DR | 01156 725 248

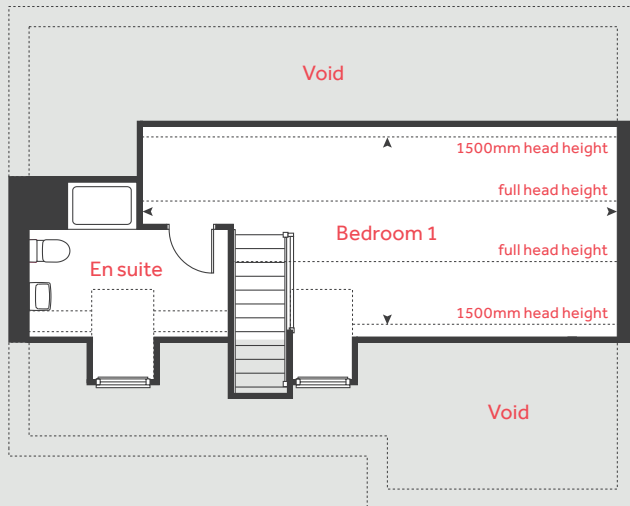
[lindenhomes.co.uk](http://lindenhomes.co.uk)

**Linden**  
HOMES

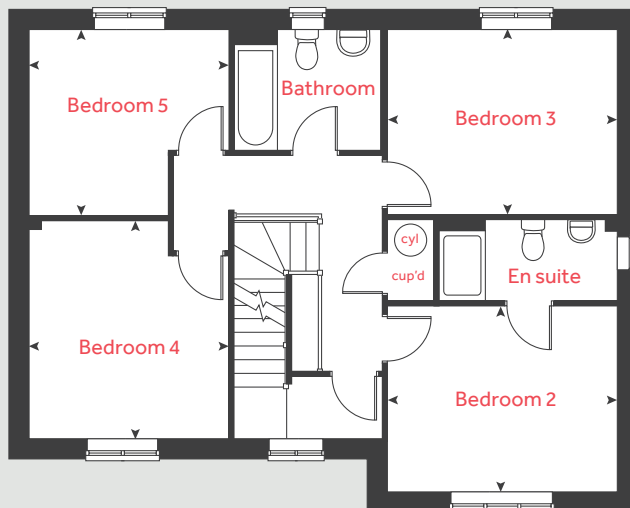
# The Colcutt

## 5 bedroom home

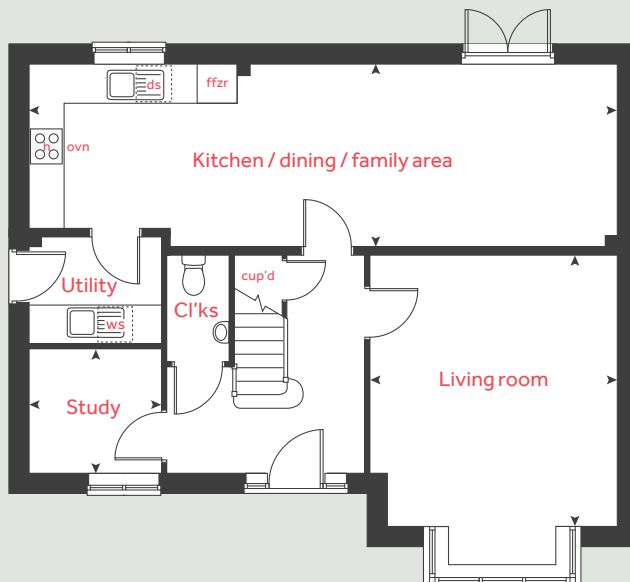
### Second floor



### First floor



### Ground floor



#### Ground floor

Kitchen / dining / family area  
9.98m x 3.09m 32' 9" x 10' 2"

Living room  
4.60m x 4.20m 15' 1" x 13' 9"

Study  
2.21m x 2.11m 7' 3" x 6' 11"

#### First floor

Bedroom 2  
3.90m x 3.14m 12' 9" x 10' 3"

Bedroom 3  
3.90m x 3.12m 12' 9" x 10' 2"

Bedroom 4  
3.71m x 3.38m 12' 2" x 11' 1"

Bedroom 5  
3.38m x 3.14m 11' 1" x 10' 4"

#### Second floor

Bedroom 1  
8.04m x 3.17m 26' 4" x 10' 5"

h hob cup'd cupboard  
ovn oven ws washing machine space  
ffzr fridge freezer measuring points

The 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. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

The illustrations shown are computer generated impressions of how the property may look and 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. Please speak to our sales consultant for specific plot details.

Produced by Vistry Group Design Studio.

When you have finished with this leaflet please recycle it.

NEDWA DS08212 / 01.24

**Linden**  
HOMES





# Specification

## Edwalton Fields

Edwalton, Nottinghamshire NG12 4DR | 01156 725 248

[lindenhomes.co.uk](http://lindenhomes.co.uk)

**Linden**  
HOMES

# Edwalton Fields

## Edwalton

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



| Kitchen  |  | 2 bedroom<br>The Harcourt<br>The Hardwick |   |  | 3 bedroom<br>The Eveleigh<br>The Elmslie<br>The Becket |   |   | 4 bedroom<br>The Leverton<br>The Grainger<br>The Pembroke<br>The Knightley<br>The Cottingham |   |   |
|--|--|---|---|--|--|---|---|--|---|---|
| Symphony Konzept range kitchen with laminate worktop   |  | ■   | ■ |  | ■  | ■ | ■ | ■  | ■ | ■ |
| Stainless steel sink and drainer (single bowl) with chrome mixer tap   |  | ■   | ■ |  | ■  | ■ | ■ | ■  | ■ | ■ |
| Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility  |  |   |   |  |  |   | ■ | ■  | ■ | ■ |
| Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood     |  | ■   | ■ |  | ■  | ■ | ■ |  |   |   |
| Indesit hob (60 cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood |  |   |   |  |  |   |   | ■  | ■ | ■ |
| White pendant light holder   |  | ■   | ■ |  | ■  | ■ | ■ | ■  | ■ | ■ |
| Fridge / freezer space   |  | ■   | ■ |  | ■  | ■ | ■ | ■  | ■ | ■ |
| Space for integrated dishwasher with plumbing and electrics  |  | ■   | ■ |  | ■  | ■ | ■ | ■  | ■ | ■ |
| Space for washing machine with plumbing and electrics in kitchen   |  | ■   | ■ |  | ■  | ■ |   | ■  |   |   |
| Space for washing machine with plumbing and electrics in utility   |  |   |   |  |  |   | ■ | ■  | ■ | ■ |
| Bathrooms and en suite(s)  |  |   |   |  |  |   |   |  |   |   |
| Ideal Standard contemporary white Tempo sanitary ware  |  | ■   | ■ |  | ■  | ■ | ■ | ■  | ■ | ■ |
| Ideal Standard close coupled WC to cloakroom   |  | ■   | ■ |  | ■  | ■ | ■ | ■  | ■ | ■ |
| Ideal Standard low profile shower tray with glass enclosure in en suite  |  |   | ■ |  | ■  | ■ | ■ | ■  | ■ | ■ |
| Handheld hair wash attachment in bathroom  |  |   | ■ |  | ■  | ■ | ■ | ■  | ■ | ■ |
| Shower over the bath   |  | ■   |   |  |  |   |   |  |   |   |
| Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)         |  | ■   | ■ |  | ■  | ■ | ■ | ■  | ■ | ■ |
| White batten light holder  |  | ■   | ■ |  | ■  | ■ | ■ | ■  | ■ | ■ |
| Bedrooms   |  |   |   |  |  |   |   |  |   |   |
| Dressing area to bedroom 1   |  |   |   |  |  |   |   |  | ■ |   |

| Doors and Windows  |  | 2 bedroom<br>The Harcourt<br>The Hardwick |   |   | 3 bedroom<br>The Eveleigh<br>The Elmslie<br>The Becket |   |   | 4 bedroom<br>The Leverton<br>The Grainger<br>The Pembroke<br>The Knightley<br>The Cottingham |   |   |
|--|--|---|---|---|--|---|---|--|---|---|
| Front door with multi-point security locking system and security chain                                     |  | ■   | ■ |   | ■  | ■ | ■ | ■  | ■ | ■ |
| PVCu double glazing to windows   |  | ■   | ■ |   | ■  | ■ | ■ | ■  | ■ | ■ |
| Double glazed PVCu French doors  |  | ■   | ■ |   | ■  | ■ | ■ | ■  | ■ | ■ |
| Internal doors to be ladder door style pre-primed with Brass Satin finish handles                          |  | ■   | ■ |   | ■  | ■ | ■ | ■  | ■ | ■ |
| Paving outside French / bi-fold door and path to garage personnel door (where applicable)                  |  | ■   | ■ |   | ■  | ■ | ■ | ■  | ■ | ■ |
| General  |  |   |   |   |  |   |   |  |   |   |
| White painted walls and smooth white ceilings  |  | ■   | ■ | ■ | ■  | ■ | ■ | ■  | ■ | ■ |
| TV point to lounge and family room (where applicable)  |  | ■   | ■ | ■ | ■  | ■ | ■ | ■  | ■ | ■ |
| Master telephone socket to lounge and study where applicable   |  | ■   | ■ | ■ | ■  | ■ | ■ | ■  | ■ | ■ |
| Ideal combi-boiler with Honeywell heating control and room thermostat(s)                                   |  | ■   | ■ | ■ | ■  | ■ | ■ | ■  | ■ |   |
| Ideal system boiler and separate hot water cylinder, with Honeywell heating control and room thermostat(s) |  |   |   |   |  |   |   |  |   | ■ |
| Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)        |  | ■   | ■ | ■ | ■  | ■ | ■ | ■  | ■ | ■ |
| Contemporary lantern to front door and wiring only to the rear door  |  | ■   | ■ | ■ | ■  | ■ | ■ | ■  | ■ | ■ |
| Mains wired smoke detectors with battery back-up   |  | ■   | ■ | ■ | ■  | ■ | ■ | ■  | ■ | ■ |
| Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor                      |  | ■   | ■ | ■ | ■  | ■ | ■ | ■  | ■ | ■ |
| Power and lighting to garage (where in curtilage of the plot)  |  | ■   | ■ | ■ | ■  | ■ | ■ | ■  | ■ | ■ |
| Enclosed fenced rear garden, and garden gate (where applicable)  |  | ■   | ■ | ■ | ■  | ■ | ■ | ■  | ■ | ■ |
| NHBC Buildmark cover   |  | ■   | ■ | ■ | ■  | ■ | ■ | ■  | ■ | ■ |
| First two years' customer service support from Linden Homes  |  | ■   | ■ | ■ | ■  | ■ | ■ | ■  | ■ | ■ |

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



The specification shown is correct at the time of production. Linden Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Linden Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant.

Linden Homes, North Central Midlands region

Dunston Hall, Dunston, Stafford, Staffordshire ST18 9AB. T: 01785 714 412

Produced by the Vistry Group Design Studio. When you have finished with this leaflet please recycle it.

NEDWA DS08212 / 01.24

[lindenhomes.co.uk](http://lindenhomes.co.uk)

**Linden**  
HOMES