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# EDWALTON CHASE

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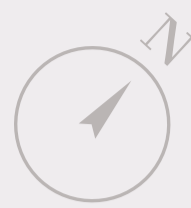
LAND OFF MELTON ROAD | EDWALTON

Get to know

# EDWALTON CHASE

LAND OFF MELTON ROAD | EDWALTON

With so much on offer right on your doorstep, you'll be spoilt for choice when it comes to things to see and do. Thanks to a central location in the heart of England, you'll also be well placed to explore the rest of the UK too. Nottingham railway station lies just a 15 minute drive away, offering easy access to London, Manchester and Leeds with frequent direct services. There are also excellent road links with both the M1 and A46 close by.



## 5 bedroom homes

-  **The Winterford**  
5 bedroom home  
Plots: 5, 16, 79, 229, 236, 263 & 278

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-  **The Wayford**  
5 bedroom home  
Plots: 1, 12, 13, 262, 265 & 276

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-  **The Felton**  
5 bedroom home  
Plots: 18, 22, 26, 58, 66, 77, 224, 238, 261 & 280

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-  **The Rushton**  
5 bedroom home  
Plots: 17, 23, 116, 124, 231, 238, 258, 264, 270, 271, 277 & 279

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-  **The Lavenham**  
5 bedroom home  
Plots: 6, 15, 20, 24, 55, 56, 125, 230 & 239

## 3 bedroom homes

-  **The Gosford**  
3 bedroom home  
Plots: 31, 32, 72-74, 83, 84, 110-112, 129, 130, 135-138, 165, 166, 168-170, 173-175, 182, 183, 197-199, 233, 234, 241-243, 256 & 257

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-  **The Crofton G**  
3 bedroom home  
Plots: 8, 9, 29, 30, 50-52, 75, 76, 81, 82, 107, 108, 114, 115, 118, 119, 122, 123, 171, 172, 176, 177, 202-205, 227 & 228


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-  **The Aldenham**  
3 bedroom home  
Plots: 109, 126, 128, 164, 200, 201, 206 & 207


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-  **3 bedroom home**  
Plots: 42-47, 92-97, 104-106, 156-161, 220, 252-255


## 2 bedroom homes

-  **The Canford**  
2 bedroom home  
Plots: 67-71, 131-134, 139-142, 179-181, 195, 196, 221-223, 244-247


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-  **2 bedroom home**  
Plots: 34-41, 101-103, 151-154, 187, 188, 191, 192, 210-212 & 217-219

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-  **2 bedroom home**  
Plots: 90 & 98

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-  **2 bedroom home**  
Plots: 143-150 & 248-251

## 1 bedroom homes

-  **1 bedroom home**  
Plots: 99, 100, 185, 186, 193, 194 & 213-216

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-  **1 bedroom home**  
Plots: 86-89

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-  **1 bedroom home**  
Plots: 155 & 162

\*ah/i = Affordable Intermediate  
\*ah/r = Affordable rent  
\*ah/sr = Social rent  
B/C = Bin collection point  
LEAP = Land education and play


## 4 bedroom homes

-  **The Raynham**  
4 bedroom home  
Plots: 7, 14, 19, 28, 49, 53, 54, 167, 260, 268, 269, 272 & 273


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-  **The Thornford**  
4 bedroom home  
Plots: 2, 11, 25, 27, 57, 59, 60, 121, 225, 232, 237, 259, 266 & 275


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-  **The Shelford**  
4 bedroom home  
Plots: 21, 63, 78, 120, 226, 240, 267 & 274

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-  **The Midford**  
4 bedroom home  
Plots: 3, 4, 10, 33, 48, 61, 62, 64, 65, 80, 85, 113, 117, 127, 163, 178, 184 & 208

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-  **4 bedroom home**  
Plots: 91, 189, 190 & 209



The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your Sales Executive prior to reservation. 52662 TWEM DECEMBER 2019

# Taylor Wimpey

## EDWALTON CHASE

Land off Melton Road,  
Edwalton  
NG12 4BU

## CONTACT US ON

0115 896 2151

## SATNAV

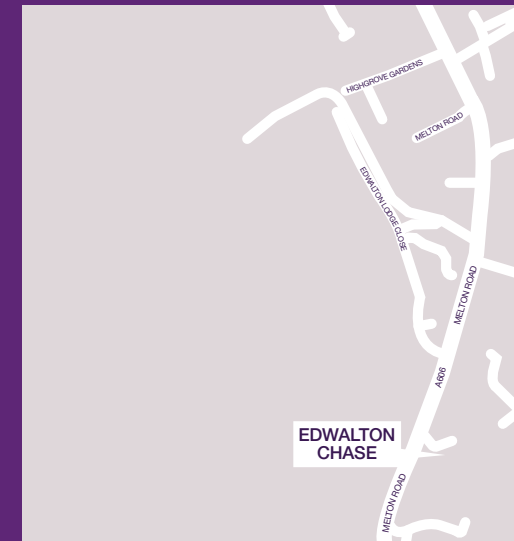
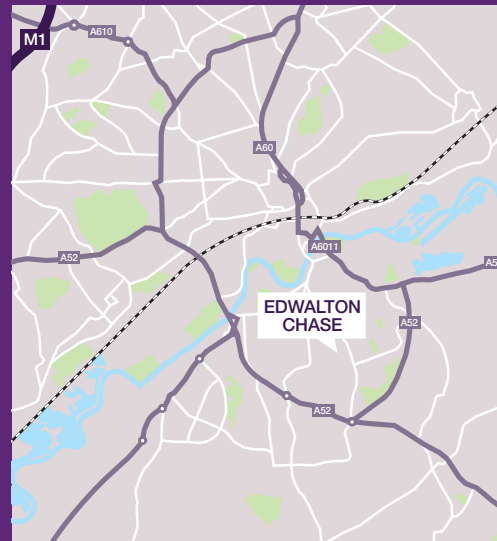
NG12 4BU

## FROM THE M1:

- Leave the M1 at junction 24 and take the A453 towards Nottingham
- Continue straight on, over four upcoming roundabouts, and leave the A453 at the junction with the A52 (Wilford)
- Take the exit slip road onto Clifton Lane, then turn right at the junction to join the A52 south
- Continue on the A52 (Clifton Boulevard) over the upcoming roundabout, and take the first exit at the next roundabout onto the A606 Melton Road
- Continue on the A606 north, where the development can be found on the left hand side

## FROM NOTTINGHAM:

- Take the A60 south out of Nottingham
- Continue over the River Trent, onto Melton Road (A606) until you reach Edwalton
- The development can be found on the right hand side, around 500m before the A52 roundabout



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# THE WINTERFORD

*5 bedroom home*

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# THE WINTERFORD

*The Winterford is a spacious family home offering lots of space for day to day living as well as relaxing and entertaining. A large lobby area opens onto two reception rooms, a study and a guest cloakroom. A kitchen and dining area with patio doors opening onto the private rear garden completes the ground floor. Four additional double bedrooms occupy the top floor along with a main bathroom and en suite to bedroom one and two.*

2,088 sq. ft

## Ground Floor



<b>Lounge</b>	5.22m × 4.12m	17' 2" × 13' 7"
<b>Lounge 2</b>	4.74m × 3.56m	15' 7" × 11' 8"
<b>Kitchen/Dining</b>	6.36m × 3.83m	20' 11" × 12' 7"
<b>Study</b>	2.97m × 2.60m	9' 9" × 8' 6"

## First Floor



<b>Bedroom 1</b>	4.05m × 3.56m	15' 7" × 11' 8"
<b>Bedroom 2</b>	3.49m × 3.79m	11' 5" × 14' 9" (Max)
<b>Bedroom 3</b>	3.95m × 2.66m	15' 3" × 8' 9"
<b>Bedroom 4</b>	2.75m × 3.44m	9' 0" × 13' 6"
<b>Bedroom 5</b>	2.76m × 2.71m	9' 1" × 8' 11"

\* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. TWEM 57414 / SEPT 2019

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# THE WAYFORD

*5 bedroom home*



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# THE WAYFORD

The 5 bedroom Wayford features a traditional double fronted design, with a spacious interior layout that makes it an ideal family home. A good sized lounge and an open plan kitchen/breakfast room each opening through French doors to the private garden. A family dining room, study, a utility room and a guest cloakroom. Upstairs, comprises of five generous bedrooms, with en suites to bedroom one and two and a main bathroom.

1,836 sq. ft

## Ground Floor



<b>Lounge</b>	4.40m × 6.06m	14' 6" × 19' 11"
<b>Kitchen</b>	5.58m × 3.35m	18' 4" × 11' 0"
<b>Dining</b>	3.39m × 3.06m	11' 1" × 10' 1"
<b>Study</b>	3.39m × 2.34m	11' 1" × 7' 8"

## First Floor



<b>Bedroom 1</b>	3.39m × 3.37m	11' 1" × 11' 1"
<b>Bedroom 2</b>	2.98m × 3.47m	12' 1" × 11' 5"
<b>Bedroom 3</b>	3.02m × 3.12m	9' 11" × 12' 6"
<b>Bedroom 4</b>	4.10m × 2.39m	13' 5" × 7' 10"
<b>Bedroom 5</b>	3.22m × 2.33m	10' 7" × 7' 8"

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# THE FELTON

*5 bedroom home*

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# THE FELTON

*The Felton is a spacious, 5 bedroom, three storey, double fronted family home. The downstairs hallway leads to a large separate lounge, study area, generous sized kitchen/dining areas and private rear garden. The first floor features the master bedroom with en suite, a further spacious bedroom, the main bathroom and a fifth bedroom. The second floor is made up of two further bedrooms, and a shower room.*

1,581 sq. ft

*Ground floor*



**Lounge**

3.14m x 4.62m      10' 4" x 15' 2"

**Kitchen/Dining**

7.89m x 3.12m      25' 11" x 10' 3"

**Study**

2.52m x 2.19m      8' 3" x 7' 2"

*First floor*



**Bedroom 1**

3.14m x 5.02m      10' 4" x 18' 9"

**Bedroom 4**

2.51m x 3.24m      8' 3" x 12' 11"

**Bedroom 5**

2.30m x 3.19m      7' 7" x 10' 6"

*Second floor*



**Bedroom 2**

3.15m x 3.25m      10' 4" x 12' 11"

**Bedroom 3**

3.40m x 2.16m      11' 2" x 7' 1"

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# THE RUSHTON

*5 bedroom home*

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# THE RUSHTON

A three storey layout provides the 5 bedroom Rushton with the flexible lifestyle options required by many modern families. The hallway gives access to the lounge, study, downstairs cloakroom and large kitchen/dining areas, with access to private rear garden. First floor you'll find master bedroom with en suite and dressing area, another double bedroom, main bathroom and a fifth bedroom. Second floor there are two bedrooms plus shower room.

1,963 sq. ft

Ground floor



**Lounge**  
3.54m x 5.09m      11' 8" x 16' 9"

**Kitchen/Dining (max.)**  
8.79m x 3.58m      28' 5" x 11' 9"

**Study**  
2.74m x 2.35m      9' 0" x 7' 9"

First floor



**Bedroom 1**  
3.54m x 4.08m      11' 8" x 13' 5"

**Bedroom 3**  
2.78m x 3.83m      9' 1" x 14' 10"

**Bedroom 5**  
2.81m x 3.28m      9' 3" x 10' 9"

Second floor



**Bedroom 2**  
3.57m x 4.82m      11' 9" x 15' 10"

**Bedroom 4**  
3.89m x 2.70m      12' 9" x 8' 11"

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# THE LAVENHAM

*5 bedroom home*

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# THE LAVENHAM

*The Lavenham is a large 5 bedroom detached house with two floors of generous living space, including an integrated double garage. The entrance hallway leads through to the lounge, kitchen/breakfast and a separate dining room. Upstairs, a master bedroom with en suite shower room can be found. A second en suite bedroom, plus three further double bedrooms and a family bathroom.*

1,625 sq. ft

## Ground Floor



<b>Lounge (min.)</b>	5.26m × 3.90m	17' 3" × 12' 10"
<b>Kitchen (max.)</b>	5.69m × 3.30m	18' 8" × 10' 10"
<b>Dining</b>	3.06m × 3.20m	10' 1" × 10' 6"

## First Floor



<b>Bedroom 1 (max.)</b>	4.53m × 3.80m	14' 10" × 12' 6"
<b>Bedroom 2</b>	3.81m × 3.52m	12' 6" × 11' 7"
<b>Bedroom 3</b>	3.40m × 2.69m	11' 2" × 8' 10"
<b>Bedroom 4</b>	3.28m × 2.69m	10' 9" × 8' 10"
<b>Bedroom 5 (min.)</b>	2.85m × 3.00m	9' 4" × 9' 10"

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# THE RAYNHAM

*4 bedroom home*

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# THE RAYNHAM

*The impressive Raynham 4 bedroom family home offers ample living space and an integral garage. A large ground floor is made up from separate lounge and dining room, downstairs WC and kitchen/breakfast/family room. Access to the rear garden. Upstairs both the master bedroom and second bedrooms have en suite bathroom. There are two further bedrooms, a family bathroom and storage space.*

1,505 sq. ft

## Ground Floor



<b>Lounge</b>	3.58m x 5.45m	11' 9" x 17' 11"
<b>Kitchen/Dining</b>	5.23m x 3.06m	17' 2" x 10' 0"
<b>Dining</b>	3.58m x 3.64m	11' 9" x 11' 11"

## First Floor



<b>Bedroom 1 (max.)</b>	4.12m x 4.79m	13' 6" x 15' 9"
<b>Bedroom 2 (max.)</b>	4.65m x 3.16m	15' 3" x 10' 4"
<b>Bedroom 3</b>	3.04m x 3.37m	10' 0" x 11' 1"
<b>Bedroom 4</b>	3.41m x 3.02m	11' 2" x 9' 11"

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# THE THORNFORD

*4 bedroom home*

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# THE THORNFORD

*The Thornford is a traditional double fronted 4 bedroom home with substantial accommodation for growing families or professional couples in search of extra space. A contemporary fitted kitchen leads through to the family/dining room and private rear garden. There is also a separate lounge and study/dining room. Upstairs, you'll find the master bedroom with en suite, three further double bedrooms and a main bathroom.*

1,543 sq. ft

## Ground Floor



<b>Lounge</b>	4.74m × 3.91m	15' 7" × 12' 10"
<b>Kitchen</b>	4.79m × 3.32m	15' 9" × 10' 11"
<b>Family</b>	3.91m × 3.26m	12' 10" × 10' 8"
<b>Study/Dining</b>	3.05m × 2.66m	10' 0" × 8' 9"

## First Floor



<b>Bedroom 1 (max.)</b>	4.91m × 3.58m	16' 1" × 11' 9"
<b>Bedroom 2</b>	4.00m × 3.32m	13' 2" × 10' 11"
<b>Bedroom 3 (max.)</b>	4.72m × 3.36m	15' 6" × 11' 0"
<b>Bedroom 4</b>	3.81m × 2.53m	12' 6" × 8' 4"

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# THE SHELFORD

*4 bedroom home*

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# THE SHELFORD

*A traditional 4 bedroom family home, the Shelford offers plenty of space for day to day living as well as relaxing and entertaining. The hallway leads to the spacious kitchen/dining room, French doors lead to the private rear garden. A lounge and a separate study are found at the front of the property. An en suite master bedroom and three further double bedrooms are found upstairs, along with a family bathroom.*

1,360 sq. ft

## Ground Floor



### Lounge

4.74m x 3.88m      15' 7" x 12' 9"

### Kitchen/Dining (max.)

8.10m x 3.24m      26' 7" x 10' 8"

### Study

2.62m x 2.10m      8' 7" x 6' 11"

## First Floor



### Bedroom 1 (max.)

3.88m x 3.76m      12' 9" x 12' 4"

### Bedroom 2 (max.)

4.22m x 3.07m      13' 10" x 10' 1"

### Bedroom 3 (max.)

3.43m x 3.09m      11' 3" x 10' 2"

### Bedroom 4 (max.)

3.89m x 2.75m      12' 9" x 9' 0"

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# THE MIDFORD

*4 bedroom home*



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# THE MIDFORD

Families or couples looking for practical and generous living space will find all they need in the well proportioned 4 bedroom Midford. A spacious kitchen/dining room leads through to the private rear garden. A separate lounge, a guest cloakroom with ample storage complete the ground floor layout. The en suite master bedroom is found upstairs, along with two further double bedrooms, a main bathroom and an additional bedroom.

1,153 sq. ft

## Ground Floor



<b>Lounge</b>	4.49m × 3.62m	14' 9" × 11' 11"
<b>Kitchen/Dining</b>	5.71m × 3.38m	18' 9" × 11' 1"

## First Floor



<b>Bedroom 1</b>	3.61m × 3.27m	11' 10" × 10' 9"
<b>Bedroom 2</b>	3.53m × 2.81m	11' 7" × 9' 3"
<b>Bedroom 3 (min.)</b>	2.81m × 2.52m	9' 3" × 8' 3"
<b>Bedroom 4</b>	2.35m × 2.23m	7' 9" × 7' 4"

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# THE GOSFORD

*3 bedroom home*

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# THE GOSFORD

*The 3 bedroom Gosford will appeal to first-time buyers, couples and families looking for a little extra space. A large kitchen/dining room leads to the private rear garden. A good sized lounge, a guest cloakroom with ample storage complete the ground floor layout. The first floor comprises the en suite master bedroom, a main bathroom, a double bedroom and a further bedroom which could be used as a study or playroom.*

852 sq. ft

## Ground Floor



### Lounge (max.)

4.26m x 3.69m      14' 0" x 12' 1"

### Kitchen/Dining

4.72m x 2.87m      15' 6" x 9' 5"

## First Floor



### Bedroom 1 (max.)

3.93m x 2.83m      12' 11" x 9' 4"

### Bedroom 2

3.30m x 2.63m      10' 10" x 8' 8"

### Bedroom 3 (max.)

3.55m x 2.00m      11' 8" x 6' 7"

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# THE CROFTON G

*3 bedroom home*

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# THE CROFTON G

*The Crofton G is a 3 bedroom townhouse with bags of versatility to appeal to growing families or professional couples. The hallway leads to the living/dining room with access to private rear garden, separate kitchen/breakfast room, a guest cloakroom. The First floor there is a double bedroom, a further bedroom/study or nursery, and a family bathroom. The master suite with an en suite shower room and a dressing area complete the second floor.*

1,132 sq. ft

*Ground floor*



**Lounge/Dining**

4.78m x 3.70m      15' 8" x 12' 2"

**Kitchen (max.)**

3.43m x 2.73m      11' 3" x 8' 11"

*First floor*



**Bedroom 2**

4.78m x 3.37m      15' 8" x 11' 1"

**Bedroom 3**

2.90m x 2.56m      9' 6" x 8' 5"

*Second floor*



**Bedroom 1 (max ex.)**

6.20m x 3.66m      20' 4" x 12' 0"

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# THE ALDENHAM

*3 bedroom home*

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Images include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please enquire for further details.

# THE ALDENHAM

*The Aldenham is a traditional three bedroom house with an integral garage, suitable for couples or families. The entrance hallway leads to a contemporary kitchen, a living room opening through French doors to the garden, and a separate dining room for formal entertaining. There's also a handy guest cloakroom downstairs. Upstairs leads to an en suite master bedroom, a comfortable guest bedroom and a well-proportioned third bedroom, plus a main bathroom.*

951 sq. ft

## Ground Floor



<b>Lounge (max.)</b>	4.32m × 3.18m	14' 2" × 10' 5"
<b>Kitchen</b>	3.00m × 2.95m	9' 10" × 9' 8"
<b>Dining</b>	3.10m × 2.62m	10' 2" × 8' 7"

## First Floor



<b>Bedroom 1 (max.)</b>	3.17m × 4.10m	10' 5" × 13' 6"
<b>Bedroom 2 (max.)</b>	3.57m × 2.99m	11' 9" × 9' 10"
<b>Bedroom 3 (max.)</b>	2.68m × 2.99m	8' 9" × 9' 10"

\* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. TWEM 57414 / SEPT 2019

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# THE CANFORD

*2 bedroom home*

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# THE CANFORD

*The two bedroom Canford home is ideal for first time buyers and downsizers. A living/dining room opens out to the garden through French doors and has a convenient under stairs cupboard. A contemporary fitted kitchen and guest cloakroom are also located off the entrance hallway. The first floor has a master bedroom, alongside a main bathroom and guest bedroom with generous storage space.*

676 sq. ft

## Ground Floor



\*

\*

<b>Lounge/ Dining (max.)</b>	4.73m x 3.98m	15' 6" x 13' 1"
<b>Kitchen</b>	3.02m x 1.85m	9' 11" x 6' 1"

## First Floor



<b>Bedroom 1</b>	3.98m x 3.08m	13' 1" x 10' 1"
<b>Bedroom 2 (max.)</b>	3.98m x 2.56m	13' 1" x 8' 5"

\* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. TWEM 57414 / SEPT 2019

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# EDWALTON CHASE A VERY SPECIAL PLACE TO BE

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*Make yourself at home at Edwalton Chase. Here you'll find a collection of beautiful two, three, four and five-bedroom new homes nestled just south of the city of Nottingham in the suburb of Edwalton. It's the perfect spot for growing families.*

# MAKE YOURSELF AT HOME

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*From the first time you open the front door, you know this is somewhere you can call home.*

*Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course - and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.*

*We've even decorated in neutral colours so you can stamp your personality on it from Day 1.*

*So, come on in... and make yourself at home.*





*Images include optional upgrades at additional cost.*



# LIFE IN EDWALTON

*Famed for being the home of Robin Hood, Nottingham is a city full of history and heritage. Iconic castles, grand country houses and sprawling green parkland sit alongside a lively city centre packed with shops, bars and restaurants. Whether you enjoy shopping to your heart's content, taking in the scenery at a country park, gliding around the ice rink, a spot of golf or relaxing with a drink in a cosy local pub, there's something for everyone at Edwalton Chase.*



# THE PERFECT PLACE TO BE

*With so much on offer right on your doorstep, you'll be spoilt for choice when it comes to things to see and do. Thanks to a central location in the heart of England, you'll also be well placed to explore the rest of the UK too. Nottingham railway station lies just a 15 minute drive away, offering easy access to London, Manchester and Leeds with frequent direct services. There are also excellent road links with both the M1 and A46 close by.*

## TRAVELLING BY CAR



Holme Pierrepont  
National Watersports  
Centre



Glendale Golf  
Edwalton  
Golf Centre



Canalside  
Walks



## WHY BUY NEW?

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*No buying chain means less stress and hassle*



*Save money on your household bills from Day 1*



*Start with a blank canvas and create your home your way*



*Become part of a new and growing community*



*Enjoy real peace of mind, with our two-year warranty*



*Live in a high specification home built to suit modern lifestyles*



# WE'RE WITH YOU EVERY STEP OF THE WAY

*Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.*

HERE TO HELP  
YOU BUY



Backed by  
HM Government

*Help to Buy means you can make the move to your first home - or move to a new one - with a deposit of just 5%.*

HERE TO HELP  
YOU SELL



### PART EXCHANGE

*Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you.*



### EASYMOVER

*or easymover could help remove some of the stress if you need to sell your existing house.*

*To find out more, just give us a call, pop in for a chat, or pay us a visit at [taylorwimpey.co.uk](http://taylorwimpey.co.uk) and view our handy Homebuyer Guides.*

# FROM LOOKING ROUND TO MOVING IN...

