

Ashfield Gardens

Pendean Way,
Sutton-in-Ashfield,
NG17 1LY



WOODSETT
HOMES

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LAND & NEW HOMES



**Exclusive collection of twelve
stunning new 3 & 4 bedroom homes.**

Welcome to your new home at Ashfield Gardens.

Nestled in the heart of the charming town of Sutton-in-Ashfield, our latest development offers an exceptional opportunity to embrace a lifestyle of comfort, convenience, and community. Presenting a meticulously designed collection of 12 brand new homes, we are proud to offer a range of 3 and 4 bedroom properties that cater to the diverse needs of modern families. Each home combines contemporary elegance with practical functionality, ensuring a living experience that exceeds expectations.

A Home for Every Family

Our development includes:

- **Three 3-Bedroom Homes:** Perfect for small to mid-sized families, first-time buyers, or those looking to downsize without compromising on space. These homes offer generous living areas, modern kitchens, and three well-proportioned bedrooms. Our Wentworth house type also offers an additional space that can be used as a home office.
- **Nine 4-Bedroom Homes:** Ideal for larger families or those who simply desire more space, these homes boast practical living areas, four spacious bedrooms, and ample storage solutions.

Thoughtful Design and Superior Quality

Each home has been thoughtfully designed with a focus on quality and attention to detail. Key features include:

- **Modern Interiors:** Living spaces that seamlessly blend style and functionality, creating the perfect environment for both relaxation and entertainment.
- **High-Quality Finishes:** Premium fixtures and fittings throughout, including contemporary kitchens with integrated appliances, sleek bathrooms with modern sanitary ware, and high-grade flooring.
- **Energy Efficiency:** Built with the latest energy-efficient technologies to reduce your carbon footprint and lower utility bills, ensuring a sustainable and cost-effective living experience.
- **Outdoor Spaces:** Private gardens that provide a tranquil retreat for outdoor activities, family gatherings, or simply unwinding after a busy day.

A Location That Has It All

Sutton-in-Ashfield is a thriving town that offers a perfect blend of rural charm and urban convenience. Key local amenities include:

- **Education:** A range of excellent schools and educational facilities, making it an ideal location for families with children of all ages.
- **Shopping and Dining:** A variety of local shops, supermarkets, and dining options to cater to all tastes and preferences. This also includes access to the McArthur Glen designer outlet.
- **Transport Links:** Convenient access to major road networks and public transport options, ensuring easy commutes to nearby cities such as Nottingham and Mansfield.
- **Leisure and Recreation:** Numerous parks, green spaces, and recreational facilities, providing plenty of opportunities for outdoor activities and leisure pursuits.



Your Ideal Home Awaits

Whether you're a growing family looking for more space, a professional couple seeking a modern living environment, or simply someone who appreciates quality and comfort, our development in Sutton-in-Ashfield has something for everyone. With its excellent location, superior design, and a range of home options to suit different needs, your dream home is just a visit away. Choices are available on all of our properties, allowing our buyers to bespoke their home, this is all dependant on build stage at reservation.

Join us at our new development and experience the perfect blend of contemporary living and community charm. Contact us today to arrange a viewing and take the first step towards owning your new home at Ashfield Gardens.



Specifications

The Nostell NO The Wentworth WE The Cuswoth CU The Newsam NE

GENERAL	NO	WE	CU	NE
10 year ICW new build construction warranty	✓	✓	✓	✓
Energy performance rating A	✓	✓	✓	✓
KITCHENS				
Contemporary fitted kitchen with a choice of colours and styles	✓	✓	✓	✓
Laminate worktop and upstand with a choice of colours and styles	✓	✓	✓	✓
Stainless steel single bowl sink and mixer tap to kitchen	✓	✓	✓	✓
Stainless steel single bowl sink and mixer tap to utility	✓	✓	✓	✓
Electric ceramic hob with extractor and stainless steel splashback	✓	✓	✓	✓
Stainless steel electric single oven	✓	✓	✓	✓
Integrated full height fridge/ freezer	✓	✓	✓	✓
Integrated dishwasher	✓	✓	✓	✓
Plumbing and electrics for washer/ dryer	✓	✓	✓	✓
Energy efficient down lighters to kitchen ceiling	✓	✓	✓	✓
BATHROOM AND ENSUITE				
White contemporary bathroom suite with colour choice for bath panel	✓	✓	✓	✓
Soft close toilet seats	✓	✓	✓	✓
Wall hung vanity unit to main bathroom and ensuite with colour choice	✓	✓	✓	✓
Low profile shower tray with chrome and clear glass enclosure	✓	✓	✓	✓
Chrome basin tap, bath tap and shower	✓	✓	✓	✓
Energy efficient down lighters to ceiling	✓	✓	✓	✓
Full height ceramic tiling to main bathroom and ensuite with tile choice	✓	✓	✓	✓
CLOAKROOM				
Floor standing vanity unit with colour choice	✓	✓	✓	✓
Tiled splash back with tile choice	✓	✓	✓	✓
Chrome basin tap	✓	✓	✓	✓
DECORATIVE FINISHES				
White finished spindles, newels and handrail to staircase	✓	✓	✓	✓
White finished skirting boards and architraves	✓	✓	✓	✓
White 4 panel internal doors	✓	✓	✓	✓
Chrome door handles with choice	✓	✓	✓	✓
Smooth finish ceilings painted in white emulsion	✓	✓	✓	✓
Walls painted in matt emulsion with choice of colours	✓	✓	✓	✓

FLOOR COVERINGS	NO	WE	CU	NE
Full ceramic floor tiling to main bathroom and ensuite floor with tile choice	✓	✓	✓	✓
HEATING				
Gas central heating throughout	✓	✓	✓	✓
Combination gas boiler with minimum of 5 year manufacturer's warranty	✓	✓	✓	✓
White radiators throughout	✓	✓	✓	✓
Chrome towel radiator to main bathroom and ensuite	✓	✓	✓	✓
ELECTRICAL				
Mains wired (with battery back-up) smoke and carbon monoxide detectors	✓	✓	✓	✓
White switches and sockets throughout	✓	✓	✓	✓
Power and lighting to garage	✓	✓	✓	✓
Full fibre broadband infrastructure preinstalled	✓	✓	✓	✓
Rear flood light above patio	✓	✓	✓	✓
Porch light with energy efficient LED bulb	✓	✓	✓	✓
Roof mounted solar PV system	✓	✓	✓	✓
Mains powered burglar alarm	✓	✓	✓	✓
EV car charger	✓	✓	✓	✓
EXTERIOR				
Double glazed PVCu windows	✓	✓	✓	✓
Double glazed PVCu bi-fold doors to patio	✓			
Double glazed PVCu French casement doors to patio		✓	✓	✓
Black composite front entrance door	✓	✓	✓	✓
PVCu fascia's, soffits and gutters	✓	✓	✓	✓
Multi-point door locking system to front and rear doors	✓	✓	✓	✓
Electric roller shutter garage door	✓	✓		
Block paved driveway	✓	✓	✓	✓
LANDSCAPING				
Landscaping and turf (where applicable) to front garden	✓	✓	✓	✓
Turfed rear garden	✓	✓	✓	✓
1800mm high feather edge fencing	✓	✓	✓	✓

Rated 'A' in energy efficiency



The Wentworth 4 bedroom houses



Ground Floor



First Floor



Room measurements

Ground Floor

- Kitchen/Diner
3.56 metres x 5.06 metres
- Living Room
4.67 metres x 3.85 metres
- Garage
3.30 metres x 6.02 metres

First Floor

- Bedroom 1
3.45 metres x 3.47 metres
- Dressing Area
2.12 metres x 2.40 metres
- Bedroom 2
4.62 metres x 2.71 metres
- Bedroom 3
2.47 metres x 4.35 metres
- Home office/Bedroom 4
2.06 metres x 2.76 metres
- Bathroom
2.47 metres x 1.75 metres

The Cusworth & The Newsam (inset) 3 bedroom houses



Ground Floor

First Floor



Room measurements

Ground Floor

Kitchen/Diner
3.53 metres x 5.06 metres
Living Room
4.62 metres x 3.85 metres

First Floor

Bedroom 1
3.53 metres x 3.30 metres
Bedroom 2
2.48 metres x 3.77 metres
Bedroom 3
2.04 metres x 2.72 metres
Bathroom
2.48 metres x 1.75 metres

The Nostell 4 bedroom houses. (Please note plot 12 of this house type does not include a garage.)



Ground Floor

First Floor



Room measurements

Ground Floor

Kitchen/Diner
7.09 metres x 3.99 metres

Living Room
2.86 metres x 4.64 metres

Home Office
2.00 metres x 2.68 metres

Utility
2.00 metres x 1.87 metres

First Floor

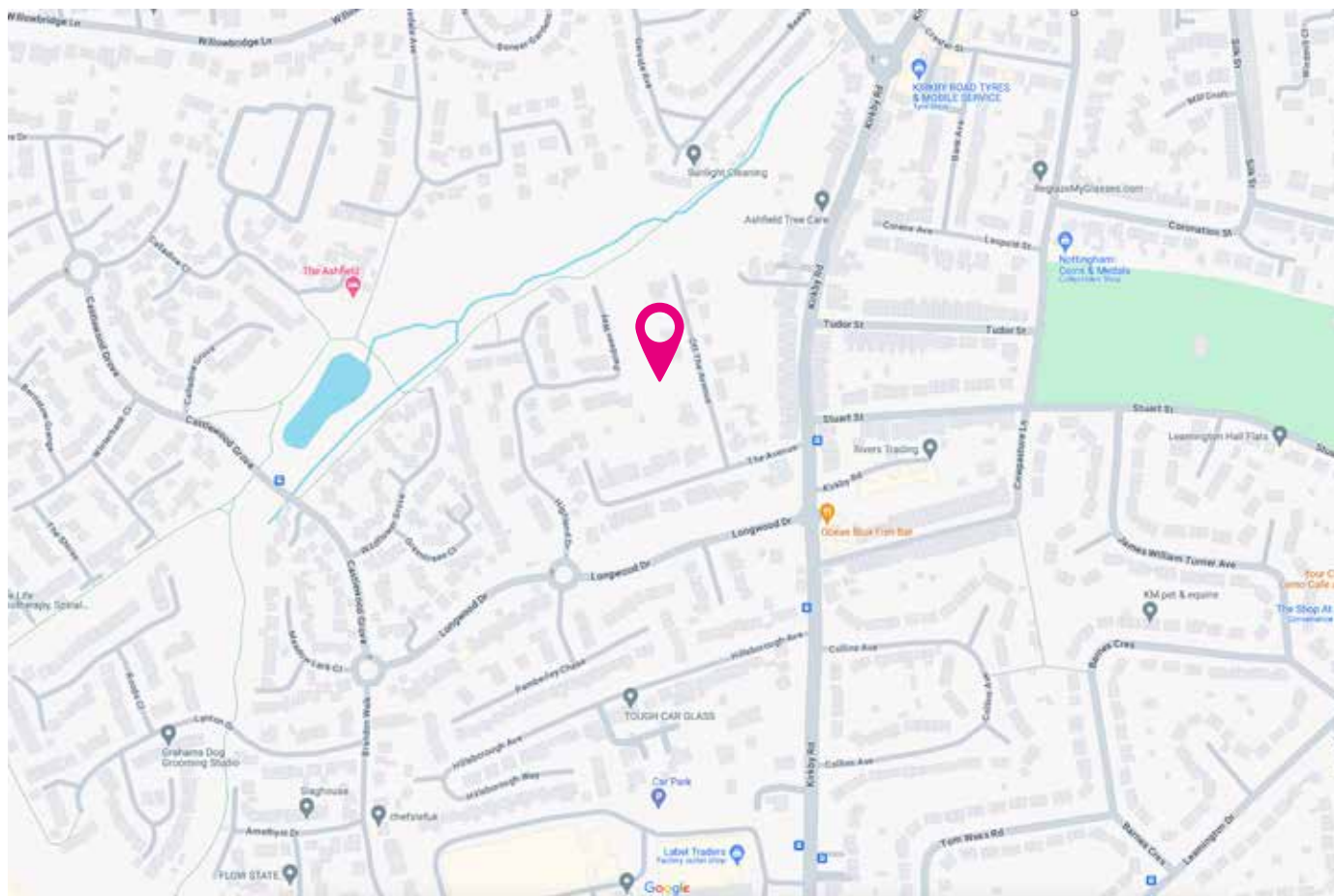
Bedroom 1
4.14 metres x 3.56 metres

Bedroom 2
2.86 metres x 4.21 metres

Bedroom 3
2.86 metres x 4.48 metres

Bedroom 4
4.14 metres x 2.59 metres

Bathroom
2.10 metres x 1.90 metres



Contact haart Hucknall
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