

Plot 1 - reserved

Plot 2

Plot 3

'Broadlands Close' Southwell Road Farnsfield NG22 8EB

JF

Jonathan Fitzpatrick  
VILLAGE & COUNTRY HOMES



**B**roadlands Close is a brand new development of just three luxury 4 bedroom detached family homes by local builders Evolution Homes. **Plot 2** is now available to reserve (subject to buying status) with an estimated completion date of April/May 2024.

These high specification and highly efficient properties are of traditional construction using tumbled red brick and York stone cills under high quality slate effect tiled roofs with landscaped front gardens. Internal features include a beautiful 'living' kitchen (choice of colour and range) with built in Bosch appliances, Aluminium bi-fold doors to the rear garden, luxury Porcelanosa enshower room to the master bedroom (plus dressing area), family bathroom and downstairs cloakroom, plus utility room, lounge and large single detached garage (plots 1 & 2 only) with driveway parking. All properties include, highly efficient air source heat pumps, and 10 year ICW building warranty. The development is located in a prime position off Southwell Road and within easy walking distance to Hadleigh Park, local pubs, eateries and numerous village amenities including St. Michael's primary school.



**Plot 1** - £499,998 with garage - *RESERVED*

**Plot 2** - £489,998 with garage

**Plot 3** - £479,998 with driveway parking

Tenure - Freehold

All main services

Council tax banding to be assessed.

*All enquiries through*

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# A typical Evolution Home interior style



## Plot 1 and 3



Ground Floor Plan

Kitchen/Diner	4865 x 4875	15'11" x 16'0"
Snug	3375 x 3380	11'1" x 11'1"
Lounge	3400 x 5160	11'2" x 16'11"
Study	2590 x 2140	8'6" x 7'0"
Utility	2275 x 3360	7'6" x 11'0"
WC	885 x 1665	2'11" x 5'6"



First Floor Plan

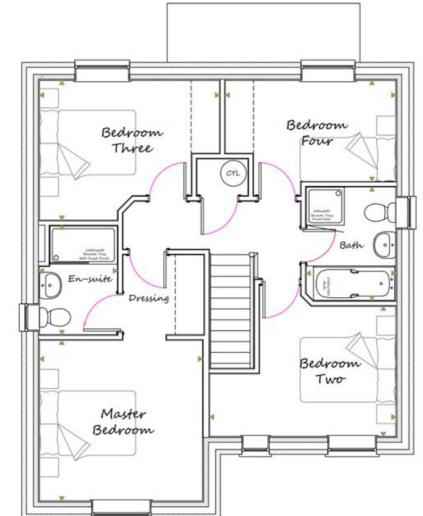
Master Bedroom	3400 x 3360	11'2" x 11'0"
En-suite	1415 x 2275	4'8" x 7'6"
Bedroom Two	2680 x 3360	8'10" x 11'0"
Bedroom Three	2680 x 3470	8'10" x 11'5"
Bedroom Four	2625 x 3560	8'7" x 11'8"
Bathroom	2695 x 1980	8'10" x 6'6"

## Plot 2



Ground Floor Plan

Kitchen	2900 x 3480	9'6" x 11'5"
Snug/Diner	4550 x 4715	14'11" x 15'6"
Lounge	3400 x 5175	11'2" x 16'11"
Study	1840 x 1990	6'0" x 6'6"
Utility	1840 x 1635	6'0" x 5'4"
WC	1840 x 990	2'11" x 3'3"



First Floor Plan

Master Bedroom	3400 x 3360	11'2" x 11'0"
En-suite	1615 x 2290	5'4" x 7'6"
Bedroom Two	3900 x 2725	12'10" x 8'11"
Bedroom Three	3760 x 2925	12'4" x 9'7"
Bedroom Four	3575 x 2115	11'9" x 6'11"
Bathroom	1875 x 2375	6'2" x 7'10"