



Willoughby
GARDENS

WOLLATON

EXCLUSIVE SIXTEEN PLOT DEVELOPMENT



SWAN HOMES

Quality & Functional Bespoke Homes

Swan Homes were established in 2010 by Adrian Swan, having previously spent over 15 years as a Director for David Wilson Homes developing schemes of varying design, size and complexity throughout the East Midlands. Swan Homes are a multi award winning niche developer, being recognised by its Industry peers and clients, having a reputation for creativity, and an attention to detail, setting new standards and benchmarks in design. The company goes from Strength to Strength delivering inspired foresight and vision, and quality in every home that is crafted and built.

The ability to create a unique bespoke home, is part of our standard process and is more the "Rule than the Exception" at Swan Homes. Taking account of our client's wishes and requests and making them a reality. Purchasing a new home is always a challenge and it has been his personal mission to ensure we seek to deliver a home that reflects the personality of our clients. The drive to make a difference in terms of quality, functionality, design and the creation of something unique is at the forefront of our commitment every step of the way, the ethos of a "Can do Attitude" runs throughout the whole of the company.

Our core values are to accommodate, deliver and exceed your expectations. The belief and passion our team have when constructing a new home is part and parcel of our pride to make a real difference every time, to you the client.



UNITED KINGDOM
**PROPERTY
AWARDS**
DEVELOPMENT



ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
P&A WOOD



BEST RESIDENTIAL
DEVELOPMENT
NOTTINGHAMSHIRE

Dovecote View, Woodborough
by Swan Homes (Nottingham)
Limited

2021-2022



SHERATON®

PORCELANOSA

Roca

SIEMENS

DURAVIT



Villeroy & Boch
1748

ROPER RHODES®
BATH

NEFF

LAUFEN

AEG



EXCLUSIVE SIXTEEN PLOT DEVELOPMENT

Willoughby Gardens is a development of 2, 3 and 4 bedroom homes built to the highest specification, located in the desirable village of Wollaton, Nottinghamshire. The development itself is conveniently located near a range of amenities, With a variety of independent cafes Shops and Supermarkets, and excellent local schools as well as the University of Nottingham all within walking distance.

There are a range of pubs and restaurants within easy reach of the development, along with other leisure facilities close by for local residents to enjoy.





Why Choose Wollaton?

Wollaton is a highly regarded residential suburb on the outskirts of Nottingham City Centre, being extremely well placed for the services and amenities available within the City. Wollaton offers a range of local shops and amenities situated less than one mile away on Bramcote Lane.

Fernwood Primary School Rated Ofsted Good and The Fernwood Academy Secondary School rated Ofsted Outstanding are within a short walk, as the development falls within the catchment area for both. A school bus service from Wollaton Road provides transport to independent schools, Trent College in Long Eaton and Nottingham High School.

Wollaton Hall was built between 1580 and 1588 for Sir Francis Willoughby and is believed to be designed by the Elizabethan architect, Robert Smythson, who had by then completed Longleat in Wiltshire.

Wollaton Park has also been host to many large events and concerts. As well as the array of retail and leisure facilities, Wollaton also provides good access to the M1 via the A52 to the South and the A610 to the North. Wollaton is also just 3.5 miles from Nottingham city centre and has good public transport links with the midland mainline providing direct trains to London, and East Midlands Airport being a short drive away.



Willoughby Gardens

PLOT 1 4 BED DETACHED	178m ² (1915sqft)
PLOT 2-4 3 BED TERRACED	121m ² (1302sqft)
PLOT 5-6 3 BED SEMI-DETACHED	100m ² (1076sqft)
PLOT 7, 9, 10 & 12 2 BED TOWNHOUSE	78m ² (839sqft)
PLOT 8 & 11 3 BED TOWNHOUSE	101m ² (1087sqft)
PLOT 13-15 3 BED TOWNHOUSE	121m ² (1302sqft)
PLOT 16 4 BED DETACHED	158m ² (1700sqft)





MODERN & FUNCTIONAL KITCHENS

- WALL UNITS WITH SOLID VANEER END PANELS AND CORNICE
- HAND CRAFTED BRITISH KITCHENS
- GRANITE WORKTOPS
- STAINLESS STEEL UNDERMOUNTED SINK
- STAINLESS STEEL OVEN CHIMNEY HOOD AND HOB
- INTEGRATED FRIDGE FREEZER OR AMERICAN FRIDGE FREEZER
- INTEGRATED DISHWASHER
- INTEGRATED MICROWAVE
- ZONE TEMPERATURE CONTROLLED BOTTLE FRIDGE



ELEGANT & CONTEMPORARY BATHROOMS

- FULL HEIGHT TILING
- FULLY GLAZED SHOWER CUBICLE
- GLAZED WHITE SANITARYWARE
- ILLUMINATED MIRROR ABOVE MAIN SINK
- MIXER TAPS ON SINK AND BATH
- TAPS AND SHOWER RISES WHERE APPLICABLE



WILLOUGBY GARDENS



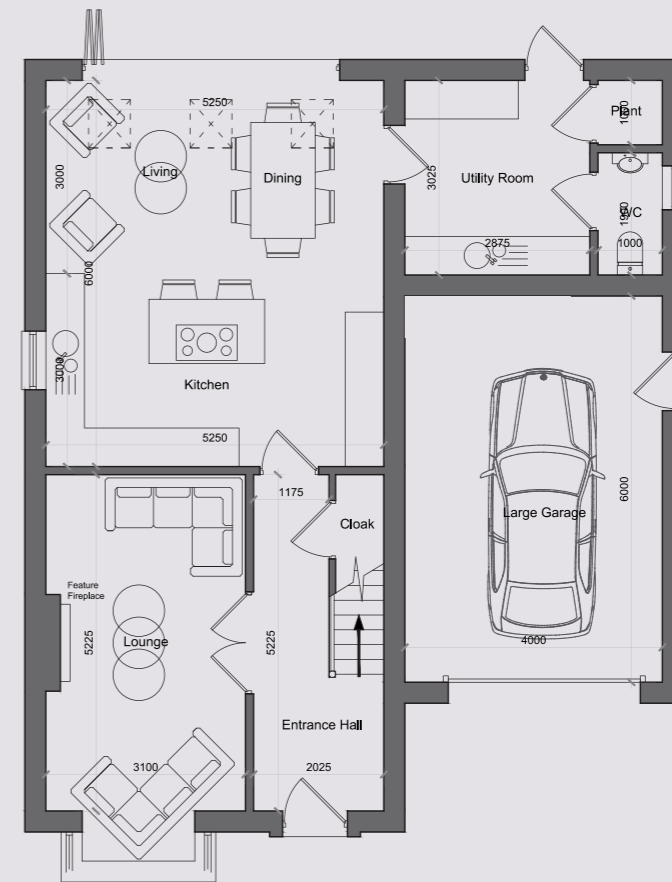


PLOT 1 4 BED DETACHED

Luxury spacious 4 bedroom detached, three storey house with integral garage and private driveway parking located to the front of the property, located at the start of the development. The property provides a spacious entrance hallway, separate lounge area, open plan, modern, kitchen-diner with bi-folding doors leading out to the landscaped garden. Separate utility room with downstairs WC.

On the first floor there are three bedrooms, two double bedrooms, one with en-suite bathroom and one single bedroom, plus family bathroom.

The top floor includes a spacious master bedroom with dressing area and en-suite bathroom.



GROUND FLOOR

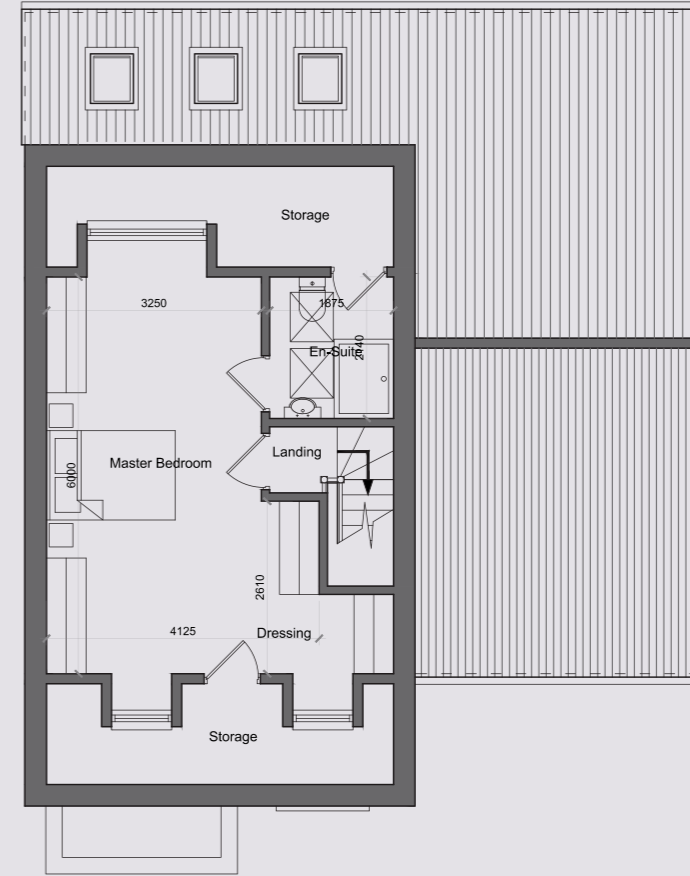
LOUNGE	6.23X3.23
HALL	5.49X1.975
KITCHEN/DINING	6.40X5.79
GARAGE	5.99X3.96
UTILITY	3.08X1.27





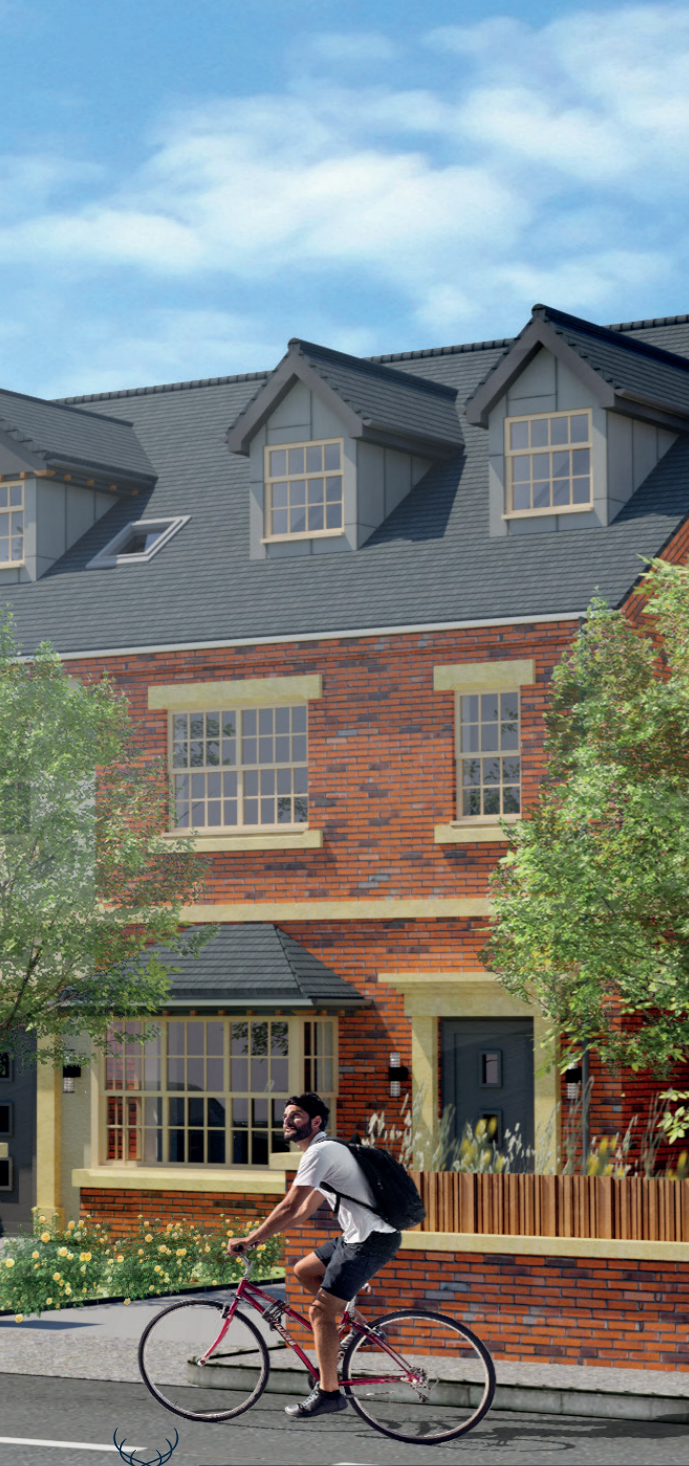
FIRST FLOOR

BEDROOM 1	2.825 X 2.025
BEDROOM 2	4.0 X 3.1
BEDROOM 3	3.7 X 3.1
BATHROOM	2.025 X 2.0
EN-SUITE	2.175 X 1.4



SECOND FLOOR

MASTER BEDROOM	6.0 X 4.125
EN-SUITE	2.14 X 1.875



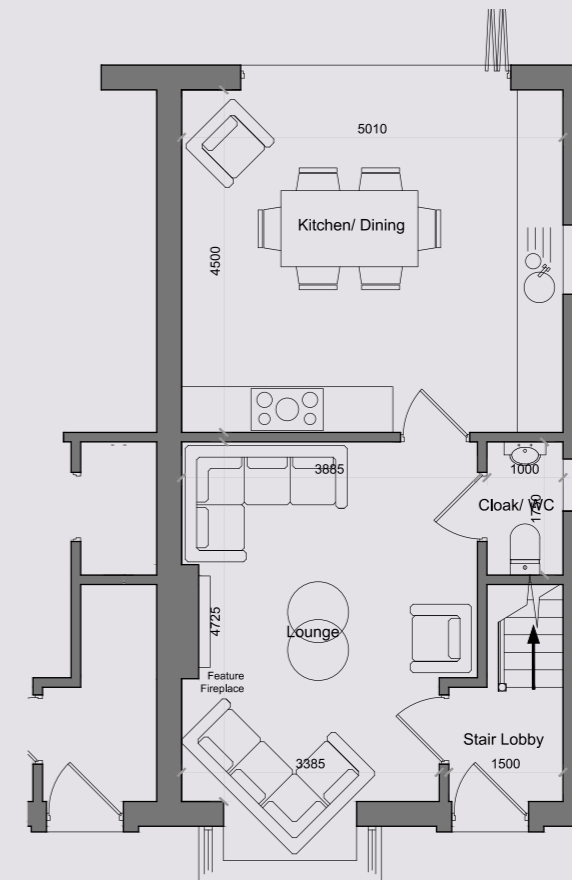
PLOT 2-4

3 BED TOWNHOUSE

Large modern 3 bedroom, three storey town houses, with private driveway parking located to the front of the property at the start of the development. The properties provide, entrance hallway, separate lounge area at the front with downstairs WC and open plan kitchen-diner with bi-folding doors leading out to the landscaped garden.

On the first floor there are two bedrooms, one double with en-suite bathroom and one single bedroom, plus a family bathroom.

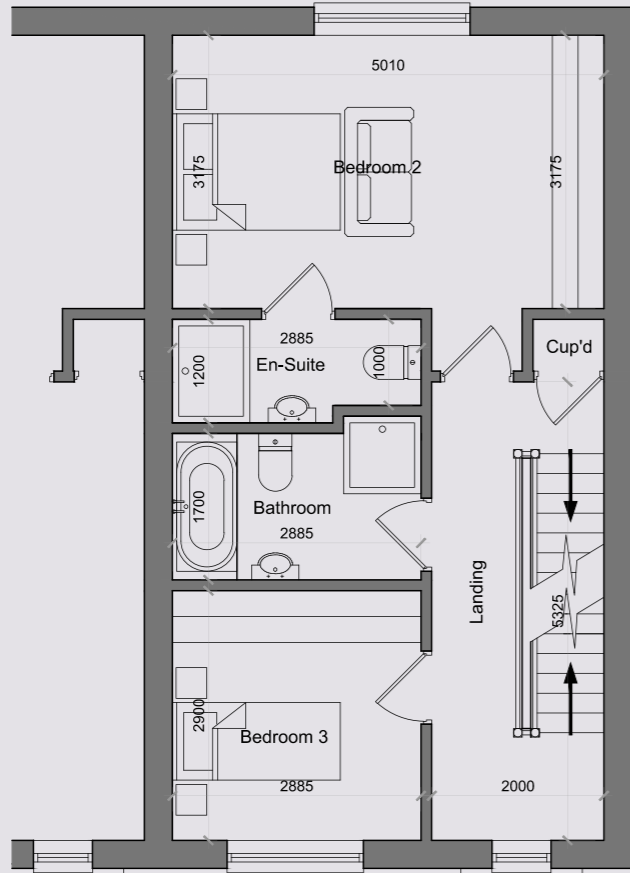
The top floor includes a spacious master bedroom with en-suite bathroom.



GROUND FLOOR

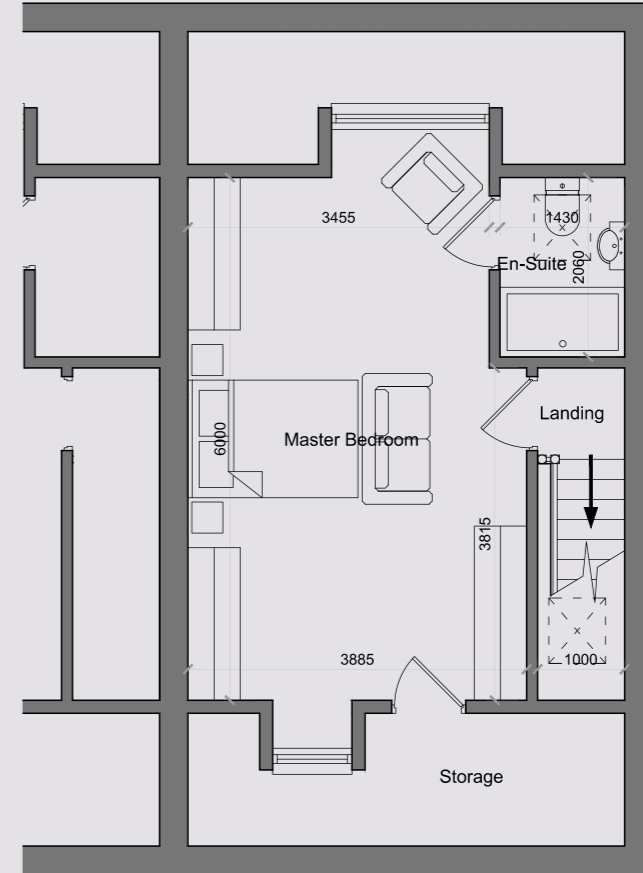
LOUNGE	4.725 X 3.385
KITCHEN/DINING	4.5 X 5.010
CLOAK/WC	1.750 X 1.0





FIRST FLOOR

BEDROOM 2	3.175 X 5.01
BEDROOM 3	2.90 X 2.885
BATHROOM	1.70 X 2.885
EN-SUITE	1.2 X 1.0
LANDING	5.325 X 2.0



SECOND FLOOR

MASTER BEDROOM	6.0 X 3.455
EN-SUITE	2.06 X 1.43



PLOT 5-6

3 BED SEMI-DETACHED

Modern three bedroom semi detached house with parking. The properties provide a spacious entrance hallway, downstairs WC, open plan living with kitchen, dining and living area with separate utility room.

Upstairs there is a master bedroom with en-suite bathroom, two additional bedrooms, one double and one single, along with a family bathroom.



GROUND FLOOR

KITCHEN/DINING	5.89 X 7.875
FEATURE HALL	3.0 X 2.145
W/C	2.0 X 1.25
UTILITY	1.6 X 1.8





FIRST FLOOR

MASTER BEDROOM	3.0 X 4.72
BEDROOM 2	3.01 X 3.5
BEDROOM 3	3.1 X 3.52
BATHROOM	2.25 X 1.5
EN-SUITE	2.0 X 2.205

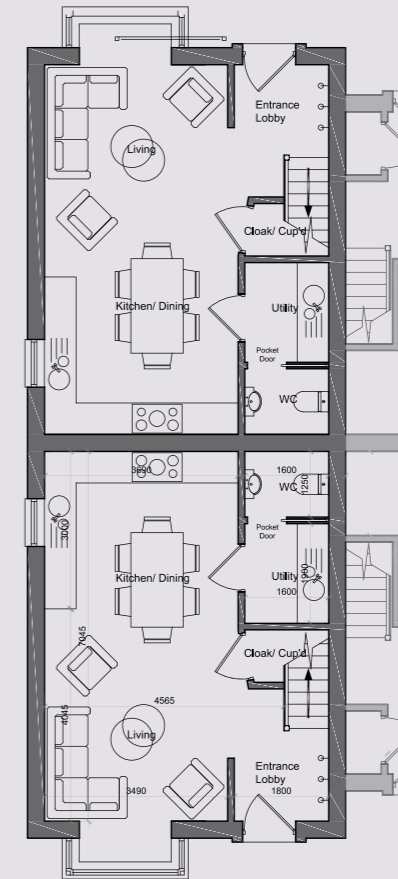




PLOT 7,9,10 & 12 2 BED TOWNHOUSE

Modern two bedroom, single storey, end town houses with parking. The properties provide entrance hallway, open plan living with kitchen, dining and living area with separate utility room and downstairs WC.

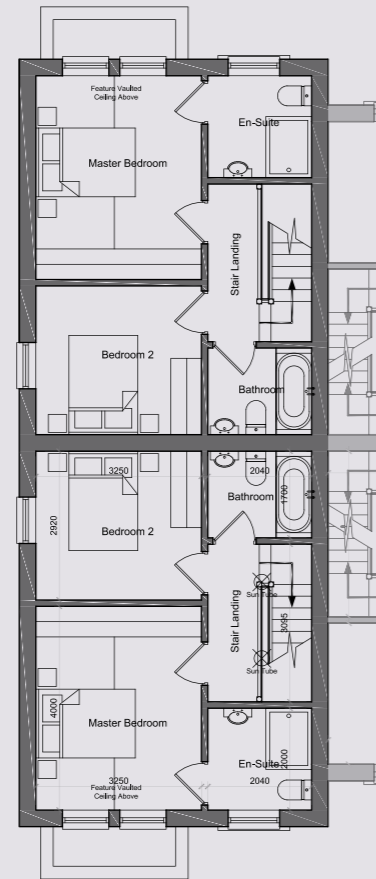
Upstairs there are two double bedrooms, master bedroom with en-suite bathroom, plus family bathroom.



GROUND FLOOR

LIVING ROOM	4.565 X 4.045
KITCHEN/DINING	3.69 X 3.0
UTILITY	1.6 X 1.25
CLOAK/WC	1.9 X 1.6





FIRST FLOOR

MASTER BEDROOM	4.0 X 3.25
BEDROOM2	2.92 X 3.25
BATHROOM	2.04 X 1.7
EN-SUITE	2.04 X 2.0
LANDING	3.095 X 2.04



ADMIRAL RODNEY, WOLLATON



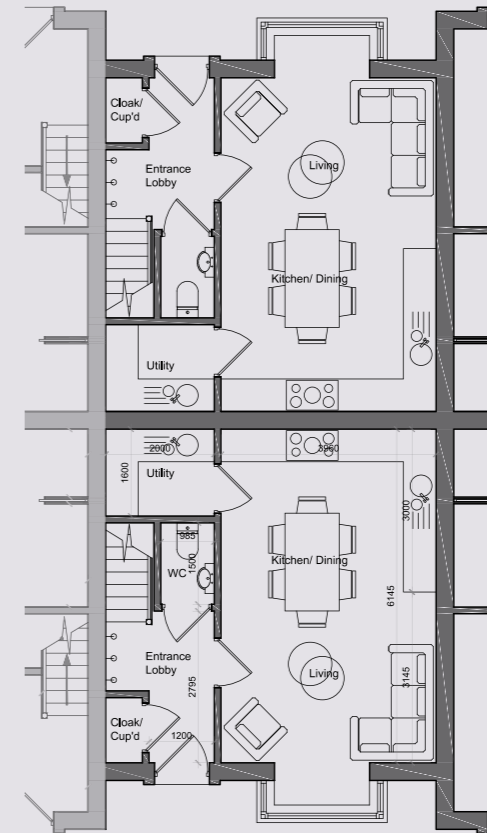
PLOT 8 & 11

3 BED TOWNHOUSE

Modern three bedroom, three storey, mid-town houses with parking. The properties provide entrance hallway with downstairs WC, open plan living with kitchen, dining and living area.

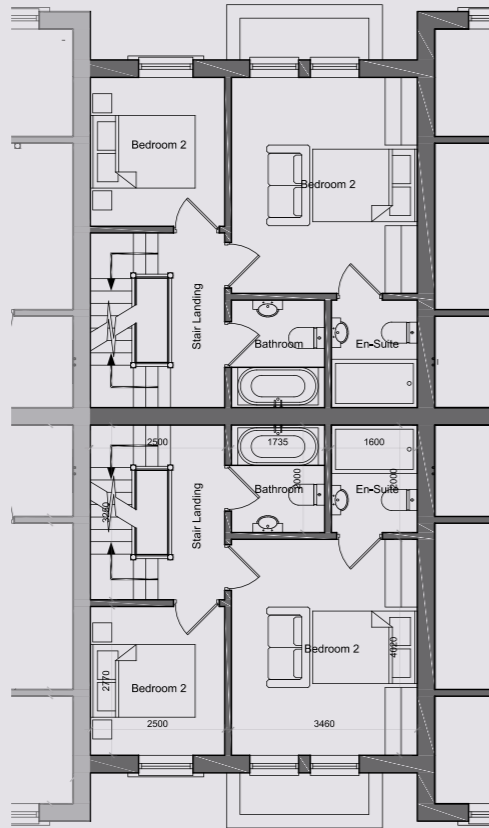
On the first floor there are two bedrooms, one double bedroom with en-suite bathroom and one single bedroom, plus family bathroom.

The top floor includes master bedroom with dressing area and en-suite bathroom.



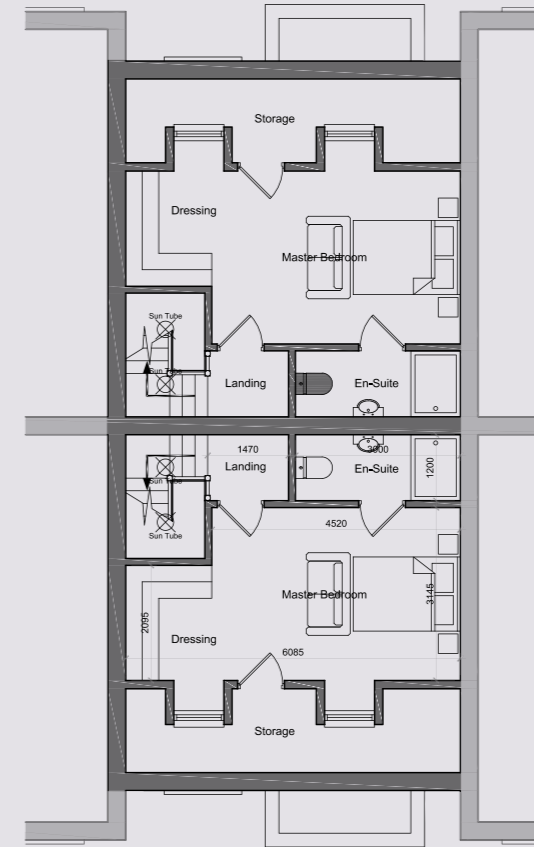
GROUND FLOOR

LIVING ROOM	3.960 X 3.145
KITCHEN/DINING	3.960 X 3.0
LOBBY	2.795 X 1.2
WC	0.985 X 1.5



FIRST FLOOR

BEDROOM 2	3.460 X 4.02
BEDROOM 3	2.5 X 2.77
BATHROOM	1.735 X 2.0
EN-SUITE	1.6 X 2.0
LANDING	2.5 X 3.25



SECOND FLOOR

MASTER BEDROOM	6.085 X 4.52
EN-SUITE	3 X 1.2



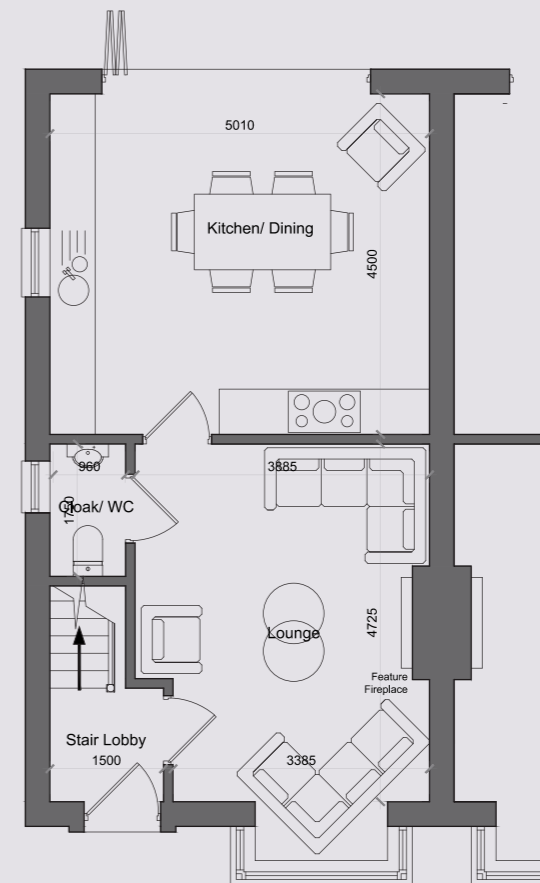
PLOT 13-15

3 BED TOWNHOUSE

Large modern three bedroom, three storey, town houses with private driveways. The properties provide entrance hallway with downstairs WC, separate lounge area, open plan kitchen-diner with bi-folding doors leading out to the landscaped garden.

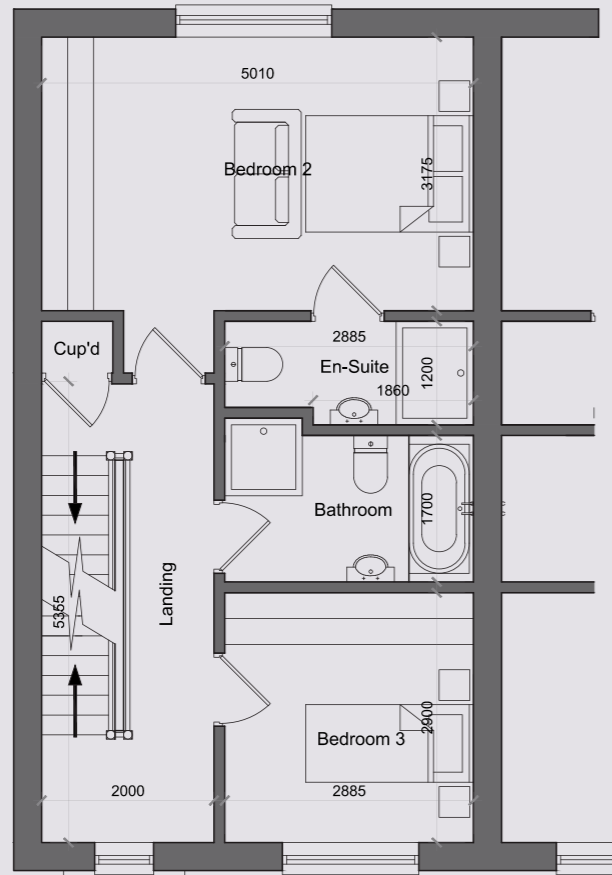
On the first floor there are two bedrooms, one double with en-suite bathroom and one single bedroom, plus family bathroom.

The top floor includes spacious master bedroom with en-suite bathroom.



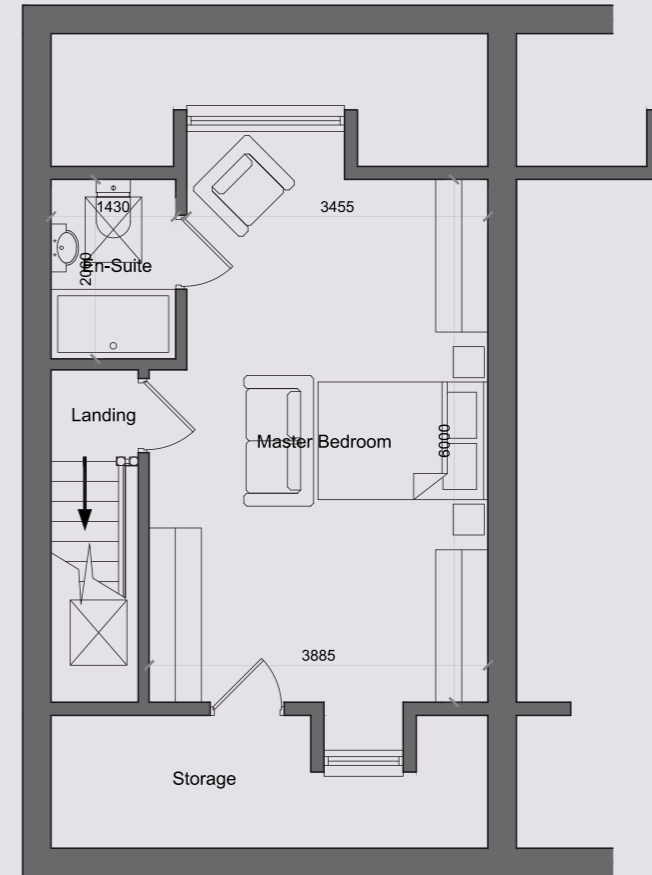
GROUND FLOOR

LOUNGE	3.885 X 4.725
KITCHEN/DINING	4.5 X 5.01
CLOAK/WC	1.75 X .96



FIRST FLOOR

BEDROOM 2	3.175 X 5.01
BEDROOM 3	2.90 X 2.885
BATHROOM	1.70 X 2.885
EN-SUITE	1.2 X 1.0
LANDING	5.325 X 2.0



SECOND FLOOR

MASTER BEDROOM	6.0 X 3.885
EN-SUITE	2.06 X 1.43



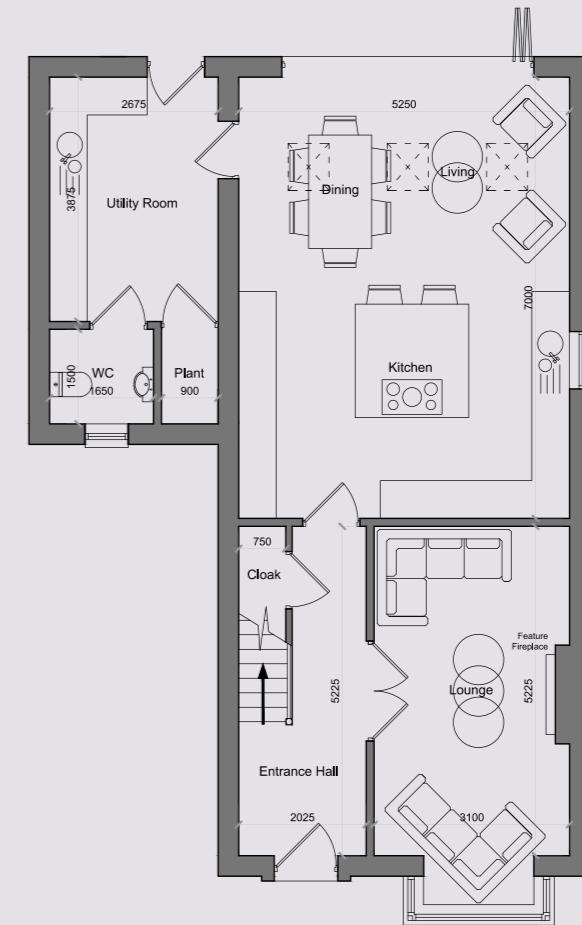
PLOT 16

4 BED DETACHED

Luxury spacious 4 bedroom detached, three storey house with private driveway parking located to the front of the property. The property provides a spacious entrance hallway, separate lounge area, open plan, modern, kitchen-diner with bi-folding doors leading out to the landscaped garden. Separate utility room with downstairs WC and plant room.

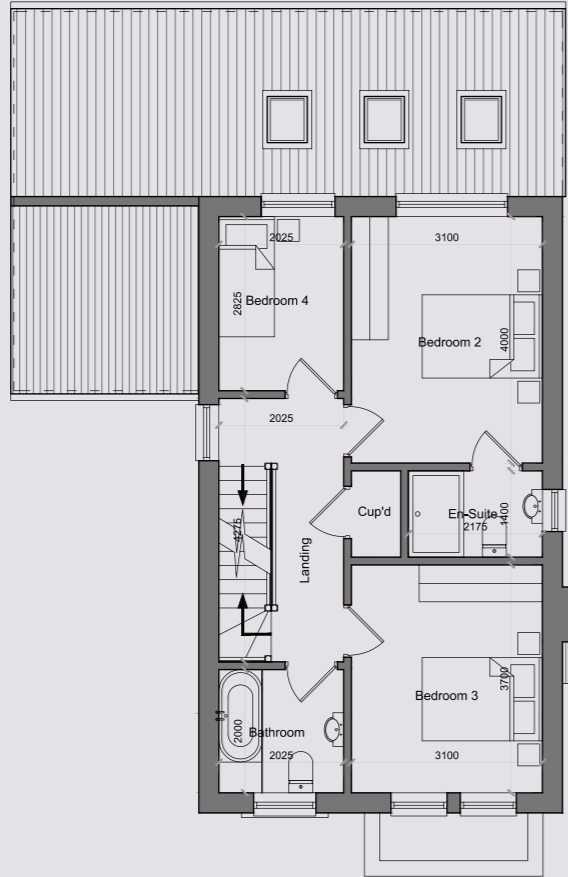
On the first floor there are three bedrooms, two double bedrooms, one with en-suite bathroom and one single bedroom, plus family bathroom.

The top floor includes a spacious master bedroom with dressing area and en-suite bathroom.



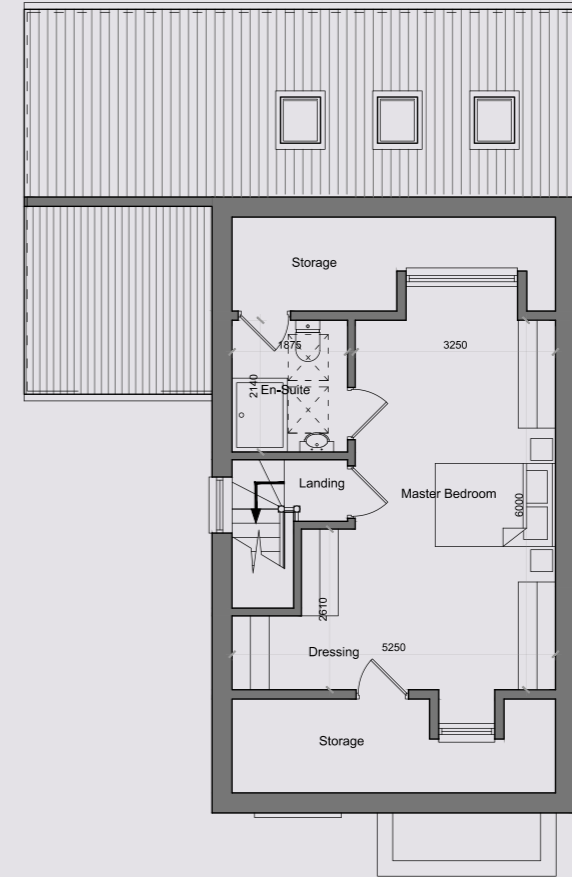
GROUND FLOOR

LOUNGE	5.225 X 3.1
KITCHEN/DINING	5.25 X 7.0
HALL	2.025 X 5.225
UTILITY	3.875 X 2.675
WC	1.5 X 1.65



FIRST FLOOR

BEDROOM 2	3.1 X 4.0
BEDROOM 3	3.1 X 3.7
BEDROOM 4	2.825 X 2.025
BATHROOM	3.0 X 2.025
EN-SUITE	2.175 X 1.4
LANDING	2.025 X 4.275



SECOND FLOOR

MASTER BEDROOM	6.0 X 5.250
EN-SUITE	2.14 X 1.875



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