



NURSERY DRIVE

CARLTON | NOTTINGHAM

A COLLECTION OF 4 THREE BEDROOM HOMES



ALL ENQUIRIES: NA HOMES

07970 600 000 | sales@1na.co.uk

NA
HOMES
BESPOKE DEVELOPMENTS

WELCOME TO NURSERY DRIVE



Nursery Drive is an exclusive development of 4 prestigious three bedroom semi detached homes situated on Nursery Drive, Carlton, Nottingham.

Traditionally designed and built to the highest standards, these superb dwellings are classically styled externally and excellently appointed internally. They offer the best of modern living with contemporary yet timeless interiors and a superb specification providing exemplary convenience and comfort.

Perfectly placed, Nursery Drive is close to for all the amenities and facilities provided in Carlton including supermarkets, pubs, healthcare and leisure facilities. Victoria Retail Park is a short drive away offering larger supermarkets, retail stores and dining outlets. The area is supported by several primary and junior schools and a secondary Academy. The King George V Recreation Ground is close by with children's play facilities, football and a skate park. Nottingham city centre with its many retail outlets and a variety of pubs and restaurants is only 4 miles away by bus or car.

Carlton is well connected to Nottingham via its road networks, with easy access to the M1 and A46. Carlton Train station provides good access to Nottingham, Derby, and further afield to Newark, Lincoln and Crewe. When it's time to fly, East Midlands Airport, with its range of mainland Europe and worldwide destinations, is 16 miles away by car.

Whether just setting out on your journey, building your career or raising a family, you will discover a wonderful lifestyle here.



SPECIFICATION

KEY FEATURES

- Gas central heating with thermostatically controlled radiators
- Double glazed Pilkington SN or similar UPVC windows
- TV/IT and telephone points and lighting
- Feature floors (where applicable)
- Emulsion paint finish to walls and ceilings throughout
- Bespoke entrance doors fitted with 5 lever mortice deadlocks
- Internal doors with brushed steel door furniture
- Smoke detectors
- 10 year ICW Insurance Services Ltd Warranty

KITCHENS

- Kitchen door choice (subject to time of reservation)
- Feature worktops with upstands
- Induction hob, integrated electric oven and extractor hood
- Designer sink with monobloc modern mixer taps
- Plumbing for washer/dryer
(optional extra of an integrated washing machine)

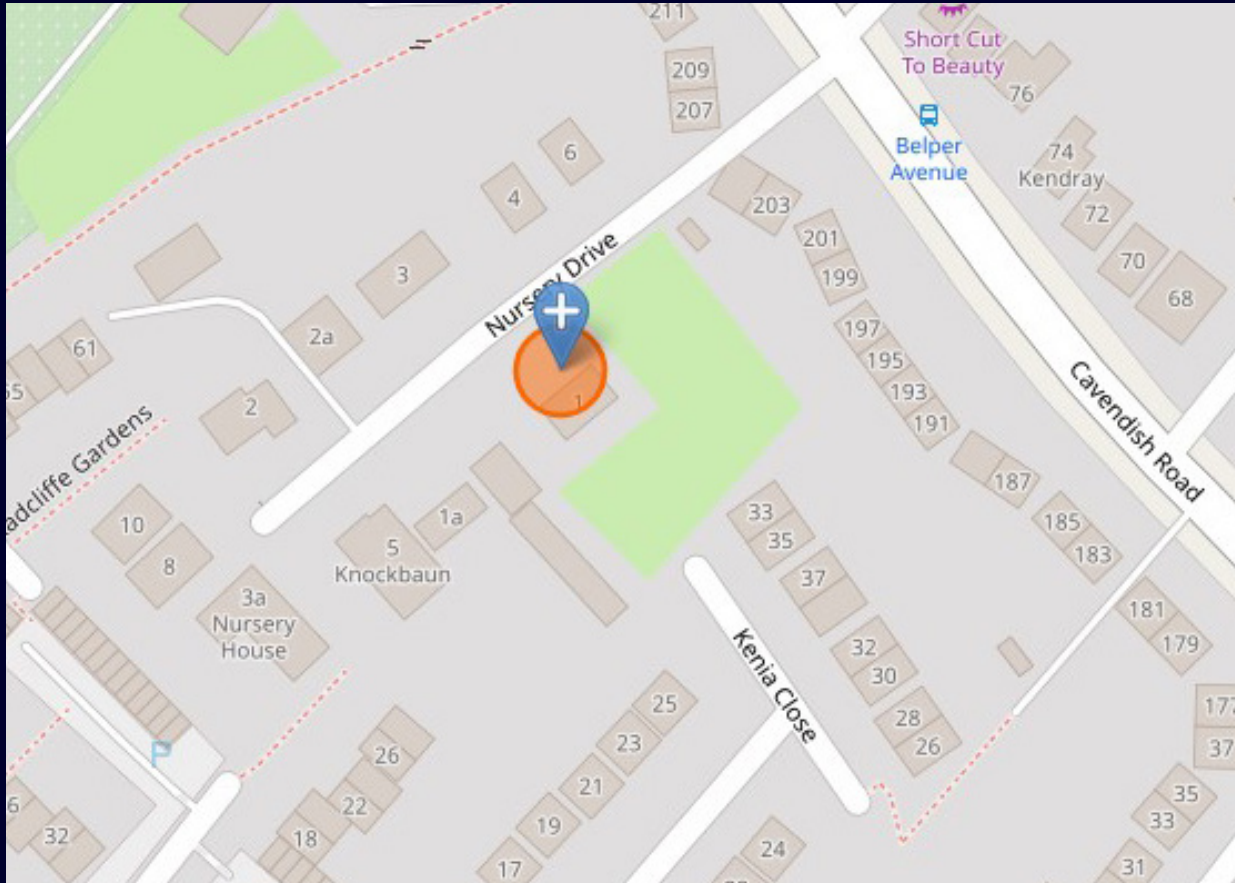
BATHROOMS/ENSUITES

- Full contemporary white bathroom suite with chrome fittings
- Chrome heated towel rail

EXTERNAL FINISHES

- Paved patio area to rear garden
- Lighting to front and rear of properties and power to rear
- Outside tap
- Solar panels
- Car chargers





LOCATION: NURSERY DRIVE, CARLTON, NOTTINGHAM NG4 3RZ

Perfectly placed, Carlton is within easy commuting distance of Nottingham City Centre (4 miles) which offers a wide range of shops, leisure, and dining facilities. The town has a variety of shops, pubs, healthcare and leisure facilities and is supported by several primary and junior schools and a secondary Academy.

Travel links from the town could not be easier, with road links into Nottingham and access to the M1 and A46 close by. When it's more convenient to jump on the bus, there are regular bus services running through the town to Nottingham city centre and surrounds areas. The nearest train station is in Carlton, with onwards travel to Nottingham and Derby both offering direct lines into London. When it's time to fly, East Midlands Airport, with its range of mainland Europe and worldwide destinations, is approximately 16 miles away by car.

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1NA (Melton) Limited's policy is one of continuous development and improvement. We therefore reserve the right to amend the specification and layout of these properties without prior notice. All dimensions, descriptions, references to conditions for use and occupation and other details are given in good faith and are believed to be correct as at the date of publication. Contents do not form part or constitute representation or warranty or any part of the contract. Purchasers must rely on their own enquiries and satisfy themselves by inspection or otherwise to the correctness of each item, sizes and specification may change during construction.

ICW
International Construction Warranties



NURSERY DRIVE

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Perfectly placed, Nursery Drive seamlessly slots into its surroundings.



Plan not to scale, for illustration purposes only and should not be relied upon as being factually accurate or an exact representation.

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NURSERY DRIVE

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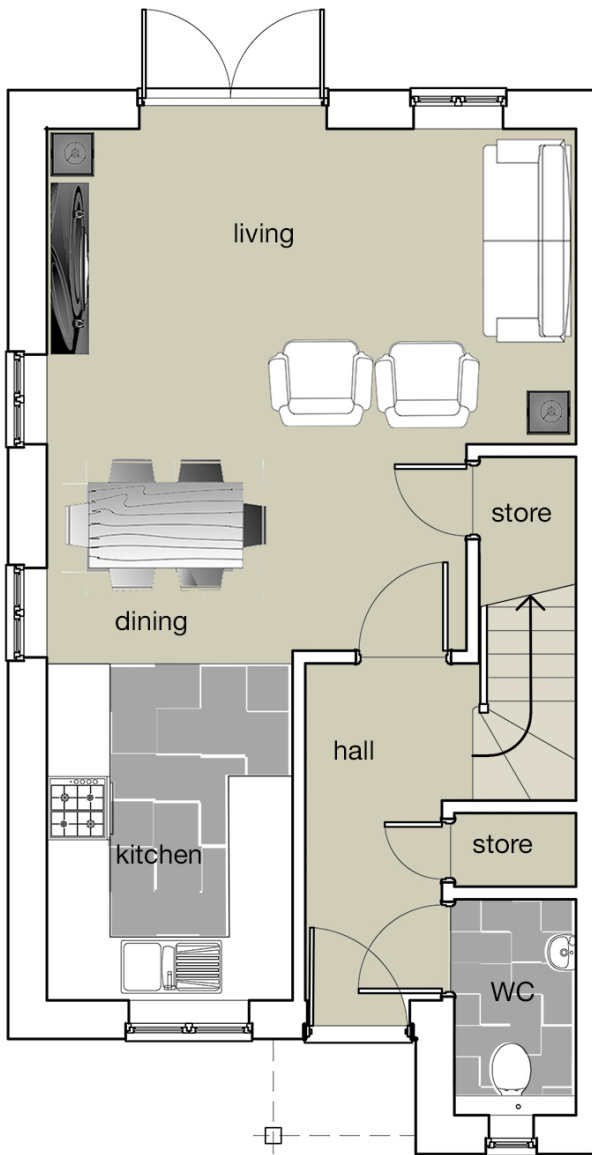
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3 BEDROOMS

PLOT 1

NURSERY DRIVE

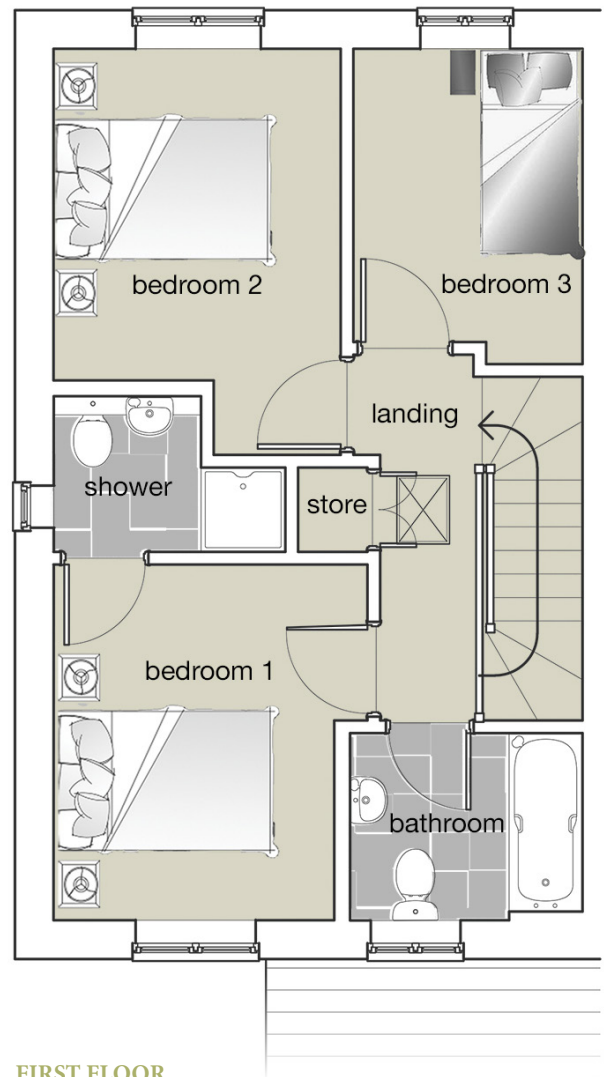
CARLTON | NOTTINGHAM



GROUND FLOOR

Living	5.02m x 2.99m
Kitchen/Dining	5.27m x 3.98m (max)
Total	42.8m ²

Illustrations for identification purposes only, measurements are approximate, not to scale.



FIRST FLOOR

Bedroom 1	3.37m x 2.97m
Bedroom 2	3.15m x 2.74m
Bedroom 3	2.99m x 2.17m (max)

Total 41.5m²

TOTAL 84.3m²



— PLOT 1 —

NURSERY DRIVE

SPECIFICATION

KITCHEN / DINING AREA

- Professionally designed kitchen
- Quartz worktops and upstands with undermounted sink with drainer grooves and monoblock tap
- Induction hob, oven and extraction unit
- Integrated microwave and fridge freezer
- Integrated washing machine and dishwasher
- Porcelanosa floor tiles

BATHROOM / ENSUITE

- White sanitary ware
- Chrome monoblock taps
- Chrome thermostatic shower in ensuite
- Chrome heated towel rail
- Shaver points
- Porcelanosa wall and floor tiles

ELECTRICAL

- TV/IT and telephone points Lounge/Dining and Bedrooms
- Smoke detectors to Hall and Landing
- Wireless alarm system (available as optional extra)
- CAT 6 internet cabling for TVs

MECHANICAL

- Energy efficient gas central heating throughout
- Thermostatically controlled radiators

INTERIOR FINISHES

- Emulsion paint finish to walls and ceilings throughout
- Internal doors with brushed steel door furniture
- Carpet to non tiled areas
- Fitted wardrobe to bedroom 1 (other bedrooms available as optional extra)

EXTERIOR FINISHES

- White double glazed Pilkington SN or similar UPVC windows
- Bespoke entrance doors fitted with 5 lever mortice deadlocks
- Close boarded fencing as per landscape drawing
- Paving slabs to patio areas
- Turfed rear gardens
- Porch
- Car Charger
- Solar panels
- Outside tap and electrical socket

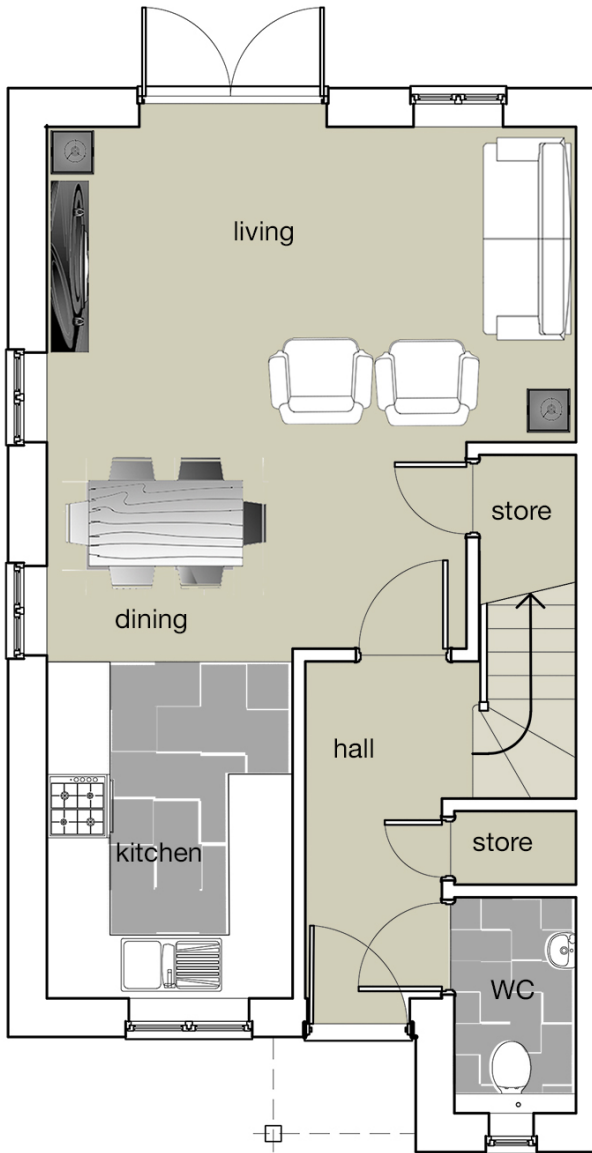


3 BEDROOMS

PLOT 2

NURSERY DRIVE

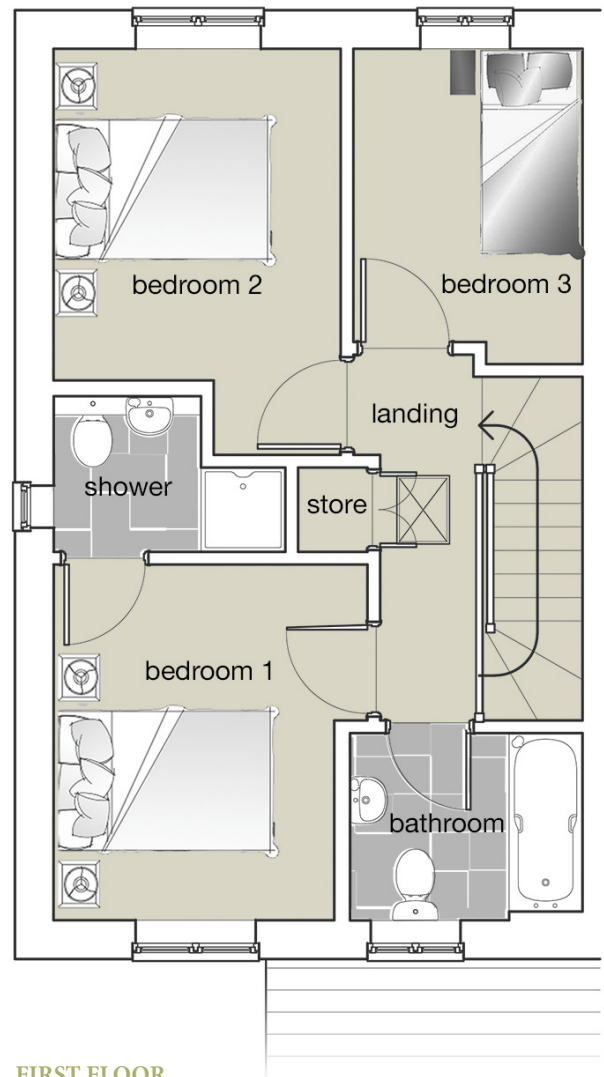
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GROUND FLOOR

Living	5.02m x 2.99m
Kitchen/Dining	5.27m x 3.98m (max)
Total	42.8m ²

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FIRST FLOOR

Bedroom 1	3.37m x 2.97m
Bedroom 2	3.15m x 2.74m
Bedroom 3	2.99m x 2.17m (max)

Total 41.5m²

TOTAL 84.3m²



— PLOT 2 —

NURSERY DRIVE

SPECIFICATION

KITCHEN / DINING AREA

- Professionally designed kitchen with choice of door style (subject to time of reservation)
- Feature worktops and upstands with designer sink and monoblock taps
- Induction hob, oven and extraction unit
- Integrated microwave (available as optional extra)
- Integrated fridge freezer (available as optional extra)
- Plumbing for dishwasher (appliance available as optional extra)
- Plumbing for washer/dryer (integrated washer available as optional extra)
- Choice of flooring

BATHROOM / ENSUITE

- White sanitary ware
- Chrome monoblock taps
- Chrome thermostatic shower in ensembles
- Chrome heated towel rail
- Shaver points
- Choice of Porcelanosa wall tiles
- Choice of flooring

ELECTRICAL

- TV/IT and telephone points Lounge/Dining and Bedrooms
- Smoke detectors to Hall and Landing
- Wireless alarm system (available as optional extra)
- CAT 6 internet cabling for TVs

MECHANICAL

- Energy efficient gas central heating throughout
- Thermostatically controlled radiators

INTERIOR FINISHES

- Emulsion paint finish to walls and ceilings throughout
- Internal doors with brushed steel door furniture
- Carpet to non-laminate areas
- Tiled/Wooden flooring (available as optional extra)
- Fitted wardrobes to bedrooms (available as optional extra)

EXTERIOR FINISHES

- White double glazed Pilkington SN or similar UPVC windows
- Bespoke entrance doors fitted with 5 lever mortice deadlocks
- Close boarded fencing as per landscape drawing
- Paving slabs to patio areas
- Seeded rear gardens
- Porch
- Car Charger
- Solar panels
- Outside tap and electrical socket

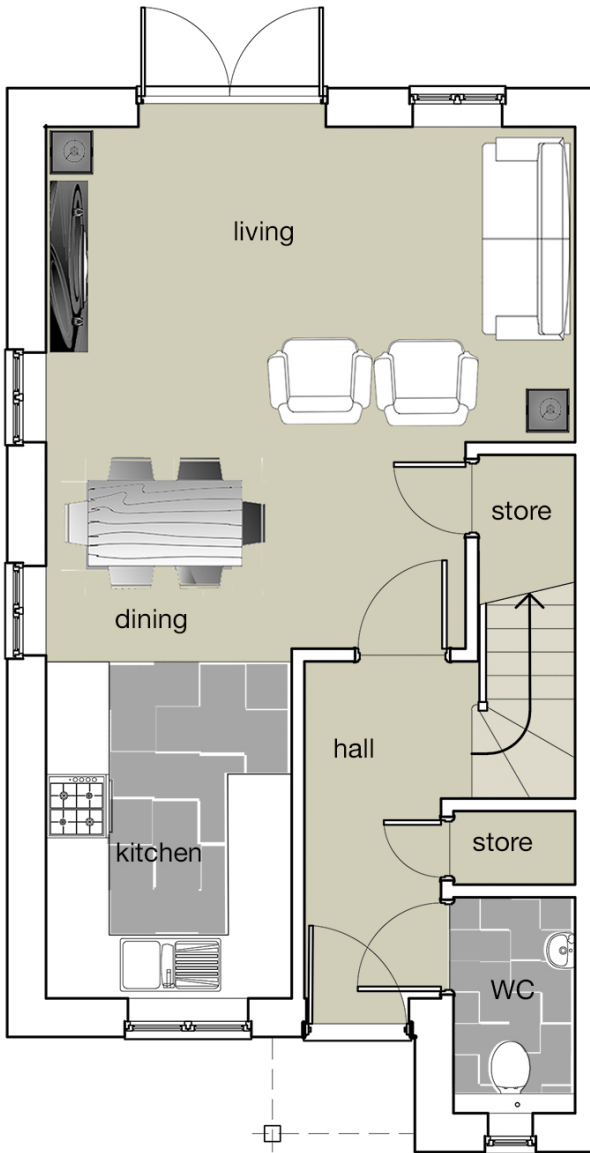


3 BEDROOMS

PLOTS 3 & 4

NURSERY DRIVE

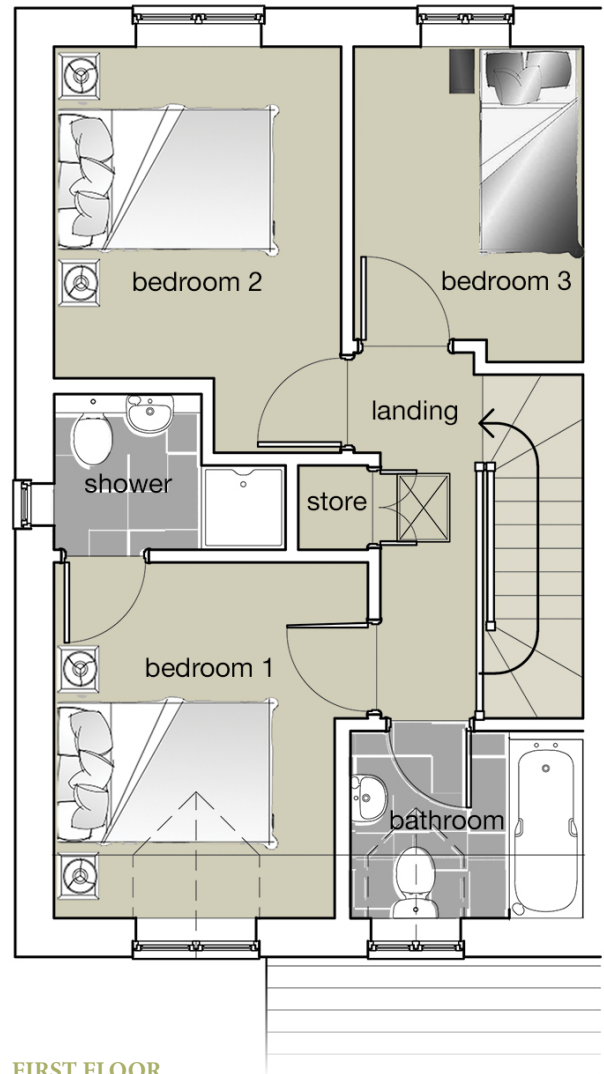
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GROUND FLOOR

Living	5.02m x 2.99m
Kitchen/Dining	5.27m x 3.98m (max)
Total	42.8m²

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FIRST FLOOR

Bedroom 1	3.37m x 2.97m (restricted headroom)
Bedroom 2	3.15m x 2.74m
Bedroom 3	2.99m x 2.17m (max)

Total 41.5m²

TOTAL 84.3m²



— PLOTS 3 & 4 —

NURSERY DRIVE

SPECIFICATION

KITCHEN / DINING AREA

- Professionally designed kitchen with choice of door style (subject to time of reservation)
- Feature worktops and upstands with designer sink and monoblock taps
- Induction hob, oven and extraction unit
- Integrated microwave (available as optional extra)
- Integrated fridge freezer (available as optional extra)
- Plumbing for dishwasher (appliance available as optional extra)
- Plumbing for washer/dryer (integrated washer available as optional extra)
- Choice of flooring

BATHROOM / ENSUITE

- White sanitary ware
- Chrome monoblock taps
- Chrome thermostatic shower in ensembles
- Chrome heated towel rail
- Shaver points
- Choice of Porcelanosa wall tiles
- Choice of flooring

ELECTRICAL

- TV/IT and telephone points Lounge/Dining and Bedrooms
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MECHANICAL

- Energy efficient gas central heating throughout
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INTERIOR FINISHES

- Emulsion paint finish to walls and ceilings throughout
- Internal doors with brushed steel door furniture
- Carpet to non-laminate areas
- Tiled/Wooden flooring (available as optional extra)
- Fitted wardrobes to bedrooms (available as optional extra)

EXTERIOR FINISHES

- White double glazed Pilkington SN or similar UPVC windows
- Bespoke entrance doors fitted with 5 lever mortice deadlocks
- Close boarded fencing as per landscape drawing
- Paving slabs to patio areas
- Seeded rear gardens
- Porches
- Car Chargers
- Solar panels
- Outside tap and electrical socket

