



SWAN HOMES

“Creating Homes for Living”

FIVE
EXCLUSIVE
DETACHED
FAMILY HOMES



SWAN HOMES



INTRODUCTION

REGIONAL STRENGTH, LOCALLY DELIVERED

Adrian Swan founded Swan Homes in 2009, and has continued to grow from strength to strength, earning an exemplary reputation for creativity and attention to detail, setting new benchmarks in design. Delivering inspired foresight and vision from the moment you reserve your new plot to move in and long after you have settled in, making sure everything runs smoothly and your new home is perfect for you.

FOUNDATIONS FOR SUCCESS


We are members of the FMB & Build Assure for the knowledge that your home will be constructed and finished to the highest of standards. Our ambition to be the best in everything we do has been reflected by winning the FMB Regional Builders Award 2014.

CUSTOMER EXPERIENCE

The ability to create a personal and unique bespoke home, is part of our standard process and is more the "Rule than the Exception" with the team at Swan Homes. Taking account of our clients wishes and requests wherever possible and making them a reality.

Purchasing a new home is always a challenge and it has been my 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.



Adrian Swan
Owner and Managing Director

Frank Innes

est. 1932

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 **Build Assure**
Building work protection



MAPPERLEY PLAINS

In this highly sought after location, Mapperley Plains is an exclusive development of just five superbly designed detached houses, set within its own private gated road. Each new home has been designed to maximise space and light with layouts that respond directly to the way we live today.

Within easy walking distance of local shops, including Spring Lane Farm Shop, cafes, restaurants, Wine bars and there is a Supermarket within easy walking distance. Modern facilities include Doctors, Dentists, Post Office and Veterinary practice.

There is an abundance of local schools which include Mapperley Plains Primary school, Westdale, Carlton Digby and Lambley Primary school. Conveniently located is a choice of sporting opportunities including Mapperley Golf Course, Mellish Rugby Club, Football and the new and exclusive Nuffield Members Gym. Beyond the Plains Road is Gedling Country Park a stunning setting for all the family to enjoy.

There is an established sense of community, a sense of place - yet Nottingham City Centre is only three miles away, offering fashionable high end shopping, together with Theatres and Cinemas. Nottingham's High Schools, Trent University, City Hospital and Queens Medical Centre.



COUNTRY
LIVING
CITY
LIFESTYLE

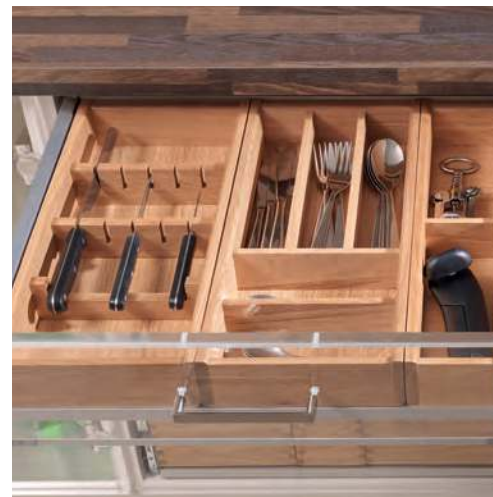


AN IMPRESSIVE KITCHEN SPECIFICATION

Each of our homes will be fitted with a bespoke kitchen designed to be the heart of your family home.

- Individual bespoke British made Sheraton units with soft close doors and drawers
- Stainless Steel under mounted sink
- Neff Ovens
- Neff designer Extractor hood
- Neff Integrated Dishwasher
- American style fridge freezers
- Ceramic floor tiling
- Under unit lighting
- Granite worktops
- A prep sink
- Under floor heating

*Upgrade options available



AEG

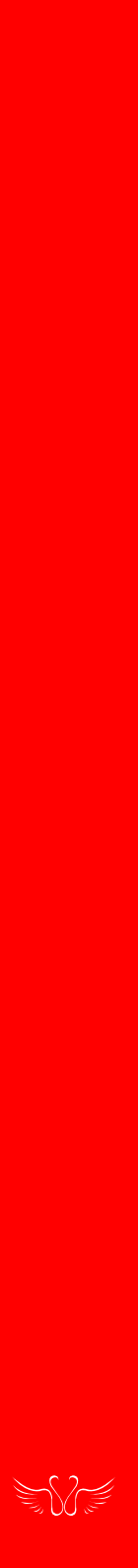
NEFF

Roca



SHERATON®

PORCELANOSA



ELEGANT & CONTEMPORARY BATHROOM DESIGNS

Relax and unwind in the refuge of our luxurious bathrooms, with stylish white sanitary ware and chrome fittings.

- Elevated ceiling heights
- Double ended bath
- Aqualisa iLux shower (master ensuite)
- Half height tiling
- Chrome towel warmers
- Illuminated heated mirror
- LED mood lighting
- Ceramic tiling to floors
- Under floor heating option available



LAUFEN

ROPER RHODES

Roca

PORCELANOSA

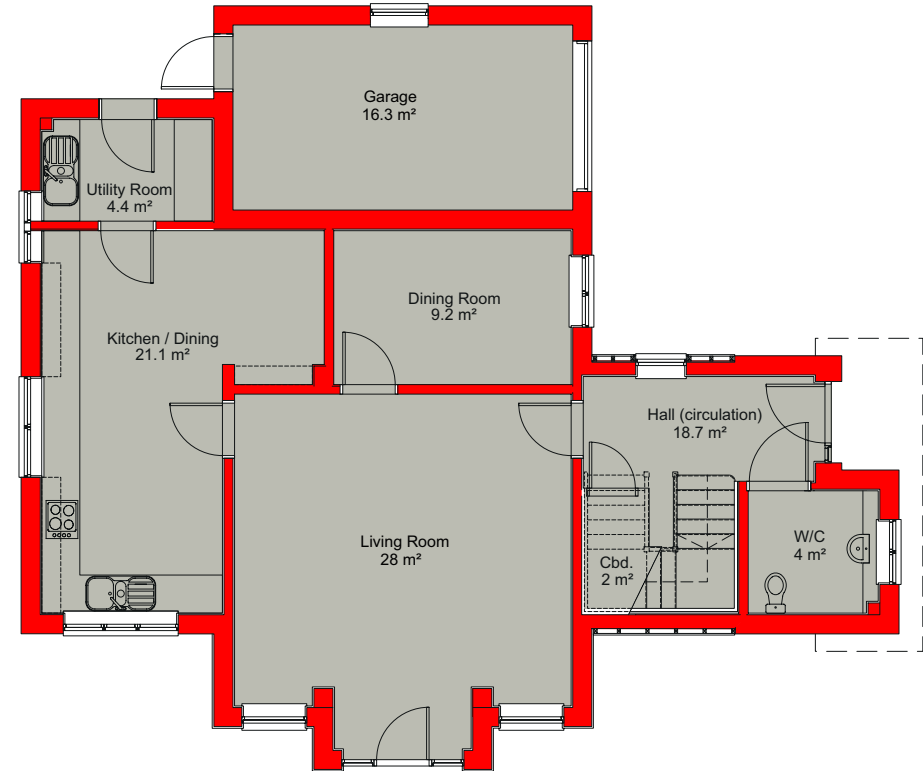


LAWRENCE HOUSE (PLOT 1)

A true “Statement “ house that combines a contemporary feel, with traditional features, this home is positioned to the front of the development the accommodation is provided over 3 floors, boasting elevated ceilings on each level, giving a true sense of grandeur, with an impressive lounge opening out onto the mature gardens, this house has a real wow factor.

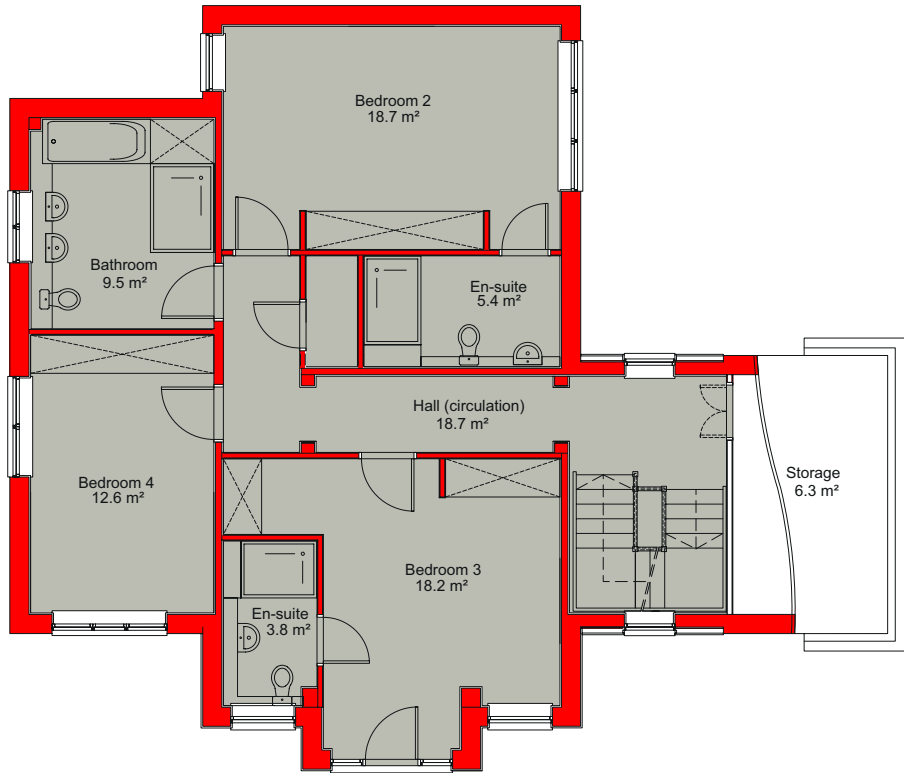
The kitchen is also at the heart of this home, with fully fitted appliances, having four good sized bedrooms, two with an En Suite and a Family bathroom.

Design, functionality and a real sense of space make this a fantastic home.



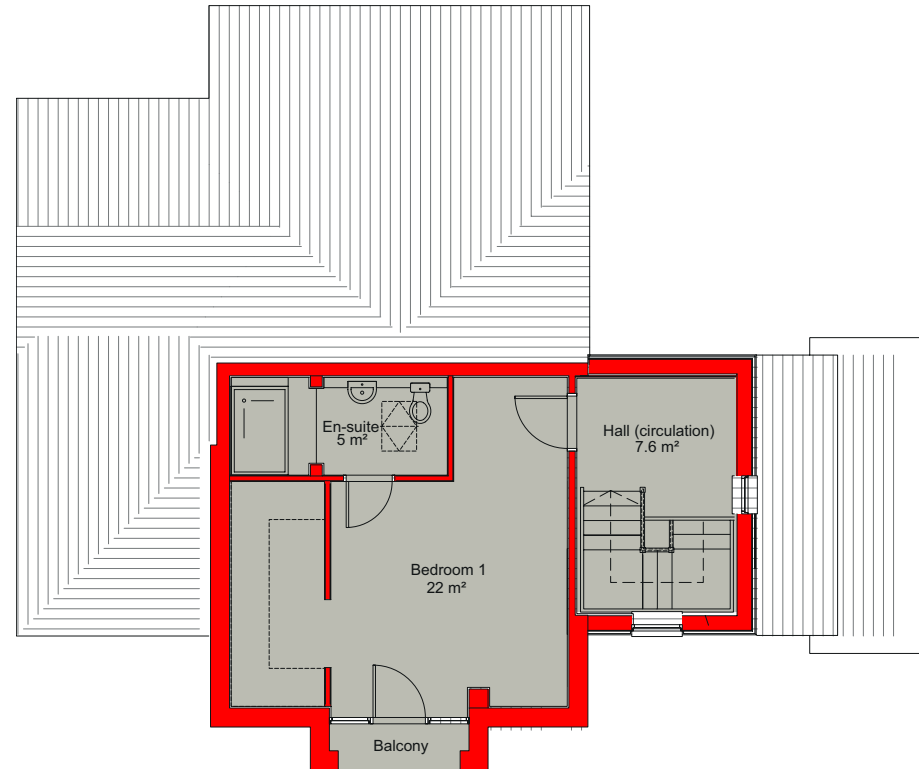
GROUND FLOOR

Kitchen / Dining	6.08 x 2.86	(19'0 x 9'0)
	2.48 x 1.28	7'9 x 4'03
Dining	3.67 x 2.48	(11'53 x 7'8)
Utility	2.74 x 1.65	(8'6 x 5'2)
Living Room	5.66 x 5.13	(17'8 x 16'2)
W/C	2.1 x 2	(6'6 x 6'3)
Garage	5.35 x 2.91	(16'8 x 9'1)



FIRST FLOOR

Bedroom 2	5.38 x 3.52	(16'9" x 11'1")
Bedroom 2 En-suite	5.1 x 1.75	(9'7" x 5'5")
Bedroom 3	4.74 x 3.73	(14'9" x 11'7")
Bedroom 3 En-suite	2.58 x 1.48	(8'1" x 4'7")
Bedroom 4	4.38 x 2.88	(13'8" x 9'1")
Bathroom	3.21 x 2.88	(10'1" x 9'1")



SECOND FLOOR

Bedroom 1	5.35 x 3.55	(16'8" x 11'2")
Bedroom 1 En-suite	3.41 x 1.54	(10'7" x 4'8")



RAYNOR/MORLEY/BOWDEN HOUSE (PLOTS 2/3/4)

These homes are very "Traditional" with five bedrooms and circa 2000ft, they are built over two and a half stories, with the master suite and en suite bathroom on the top floor provides a real grown up haven to enjoy,

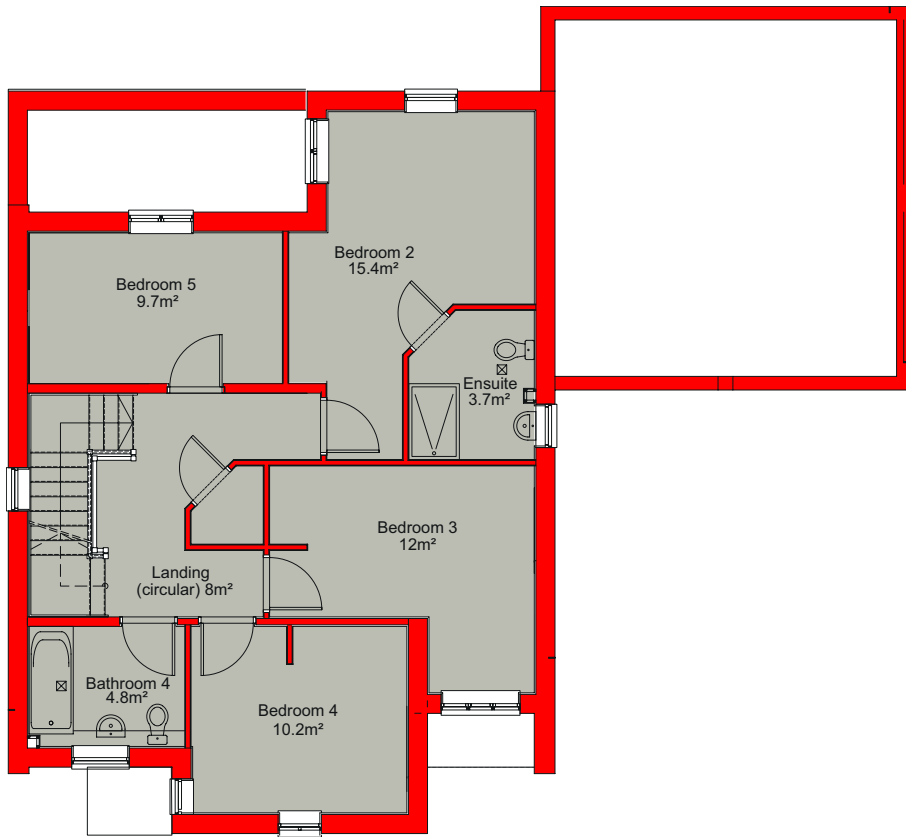
The first floor has four further bedrooms, two with en suite and a family bathroom, maximizing the use of space and light to its fullest.

The ground floor has an open plan kitchen, with fully fitted appliances, a lounge and dining room, elevated ceilings are provided across each floor and a detached double garage completes these homes.



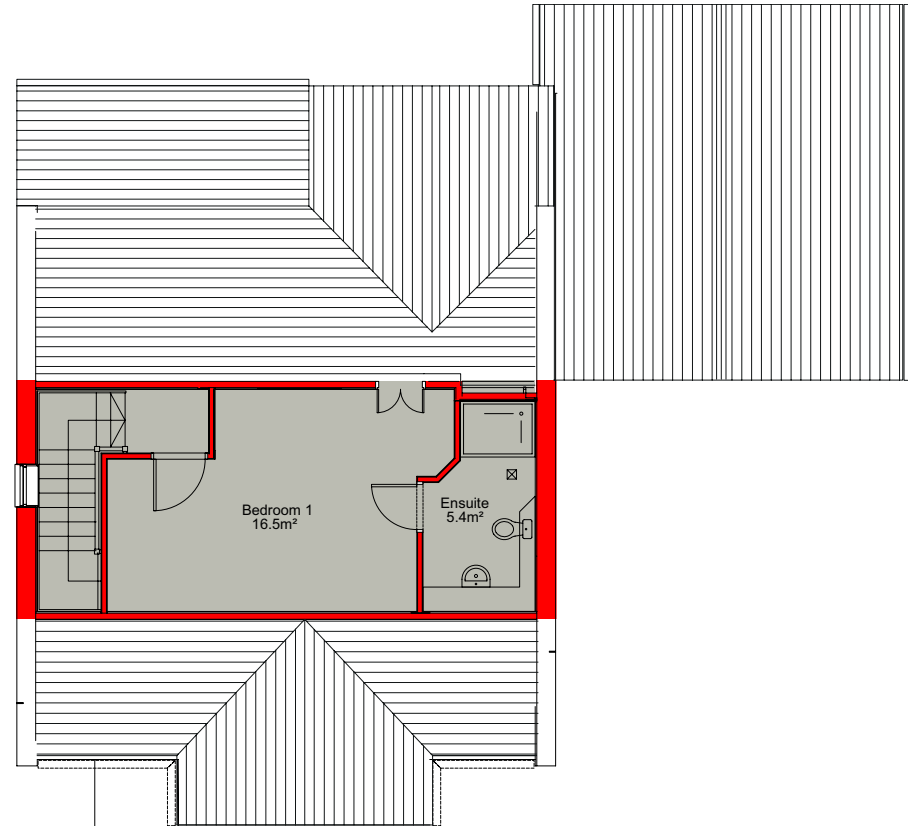
GROUND FLOOR

Kitchen / Family Room	8.01 x 3.37	(25'2 x 10'6)
Dining	3.44 x 2.76	(10'8 x 8'7)
Utility	2.35 x 2.575	(7'4 x 8'1)
Living Room	3.59 x 4.26	(11'3 x 13'4)
W/C	1.91 x 1.05	(6'0 x 3'3)
Garage	5.41 x 5.2	(17'0 x 16'3)



FIRST FLOOR

Bedroom 2	3.92 x 3.17	(12'3 x 10'0)
Bedroom 2 En-suite	2.01 x 2.56	(6'3 x 8'6)
Bedroom 3	3.61 x 2.52	(11'3 x 7'9)
Bedroom 4	2.99 x 3.44	(9'4 x 10'8)
Bedroom 5	4.04 x 2.44	(12'7 x 7'7)
Bathroom	2.49 x 1.95	(7'8 x 6'1)



SECOND FLOOR

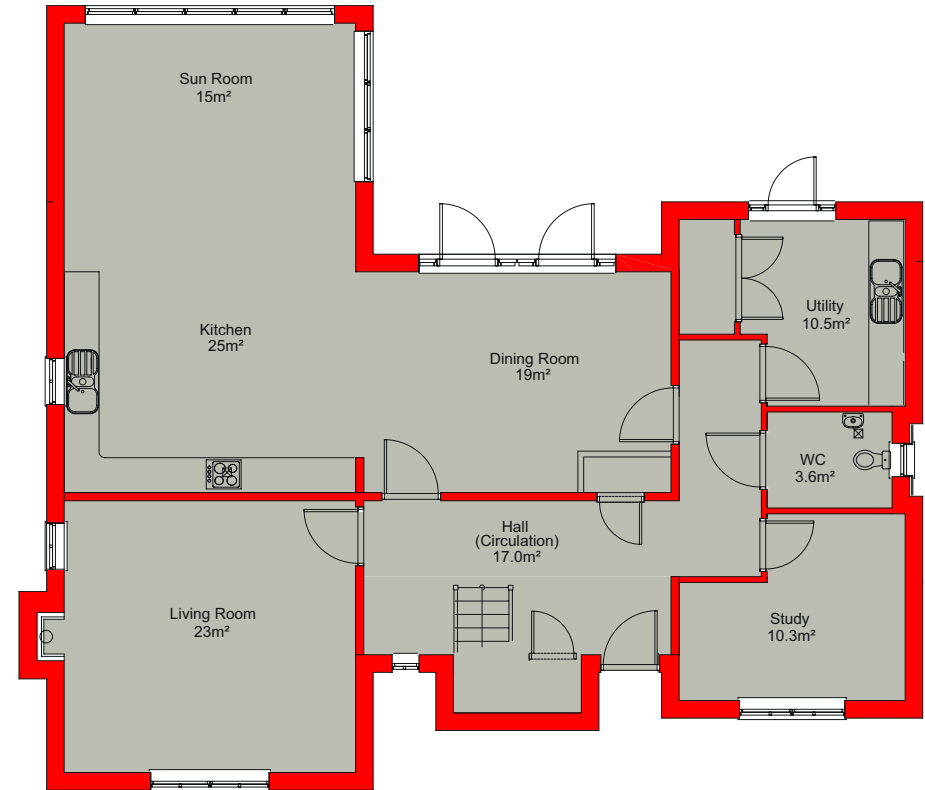
Bedroom 1	5.18 x 3.57	(16'3 x 11'2)
Bedroom 1 En-suite	3.57 x 1.83	(11'2 x 5'8)



WILLOUGHBY HOUSE (PLOT 5)

A Grand design in every sense of the word, this home has a real sense of presence and provides a further mix of traditional elements with a modern twist.

There are 5 double bedrooms, three having ensuite's, a large family bathroom.

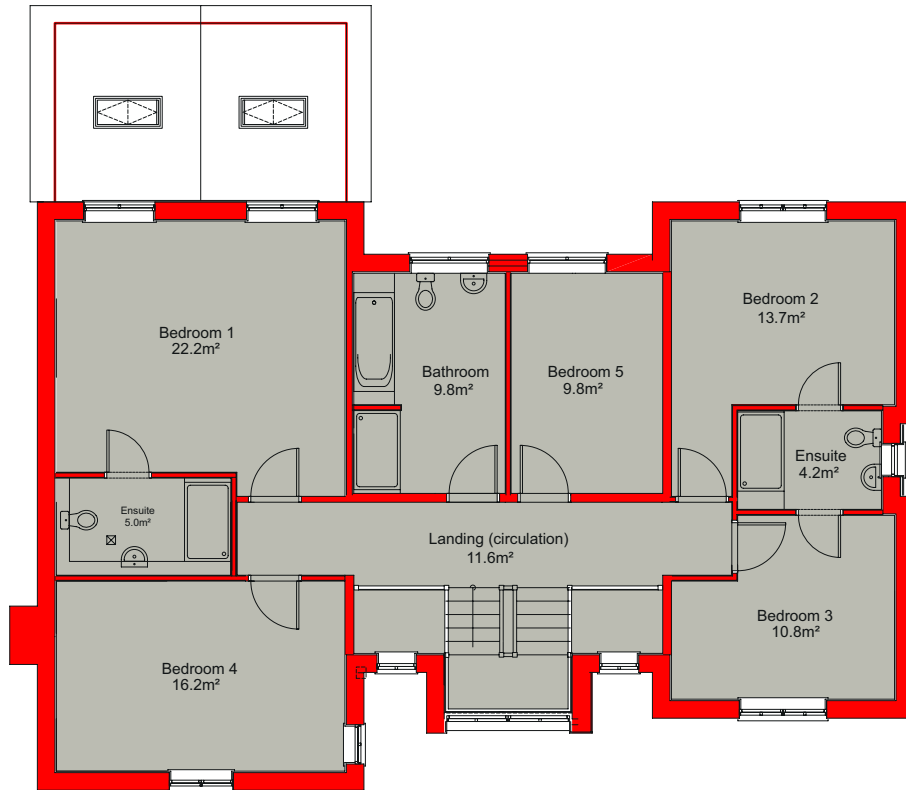


GROUND FLOOR

Kitchen	5.46 x 3.8	(17'2 x 11'9)
Sun Room	5.01 x 4.27	(15'7 x 13'4)
Dining Room	4.96 x 3.8	(15'6 x 11'9)
Study	3.11 x 3.75	(9'7 x 11'8)
Utility	3.29 x 3.09	(10'1 x 9'7)
Living Room	5.01 x 4.57	(15'7 x 14'4)
W/C	2.37 x 1.65	(7'4 x 5'2)
Garage	5.61 x 3.68	(17'6 x 11'6)

Having elevated ceilings, scale and proportion, coupled with the design of the layout have provided a unique space.

The ground floor is exceptional with three reception rooms, open plan family kitchen/dining room, and a vaulted sun room that allows you to enjoy the landscaped garden to its best, having a detached garage positioned at the rear of the plot this is an amazing home finished with individual detail and design.



FIRST FLOOR

Bedroom 1	4.35 x 5.01	(13'7 x 15'7)
Bedroom 1 En-suite	3.04 x 1.67	(9'6 x 5'3)
Bedroom 2	3.87 x 3.3	(12'2 x 10'4)
Bedroom 2 En-suite	2.5 x 1.72	(7'9 x 5'4)
Bedroom 3	3.2 x 3.89	(10'1 x 12'2)
Bedroom 3 En-suite	2.5 x 1.72	(7'9 x 5'4)
Bedroom 4	5.01 x 3.3	(15'7 x 10'4)
Bedroom 5	3.81 x 2.62	(12'0 x 8'2)
Bathroom	3.81 x 2.64	(12'0 x 8'2)



AN IMPRESSIVE SPECIFICATION

INTERNAL FINISHES

- solid oak doors
- elevated ceiling heights
- zoned under floor heating
- *ground floor only
- smooth painted ceilings
- polished chrome ironmongery
- chrome sockets and switches
- nacos approved intruder alarm system with pir fittings and panic alarm
- high efficient worcester bosch boiler
- led down lighters
- *as shown on working drawing

KITCHEN

- Individual bespoke British made Sheraton units
- Granite worktops
- Stainless steel under mounted sink
- Neff ovens and designer extractor hood
- American fridge freezer
- Neff integrated dishwasher
- Ceramic floor tiling
- *up grade options available

UTILITY

- Individual bespoke British made Sheraton units
- Neff washing machine
- Granite worktops
- Stainless steel under mounted sink
- Ceramic floor tiling

MAIN BATHROOM

- Roca “the gap” double ended bath
- Roca “the gap” closed couple wc with soft closing seat
- Roca “the gap” sink vanity unit with roca brassware
- Roca shower enclosure with Roca shower rail riser kit if shown on working drawing
- Illuminated heated mirror
- Ceramic tiling to floors
- *under floor heating option available
- half height tiling to all walls

EN SUITE BATHROOMS

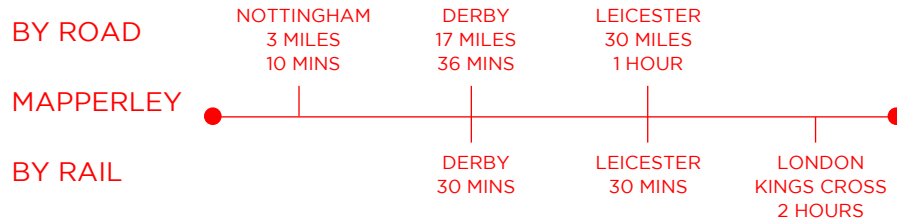
- Roca “the gap” double ended bath
- Roca “the gap” closed couple wc with soft closing seat
- Roca “the gap” sink vanity unit with roca brassware
- Roca shower enclosure with roca shower rail riser kit
- * If shown on working drawing
- Illuminated Heated Mirror
- Ceramic tiling to floors
- *under floor heating option available
- Full height tiling to all walls

EXTERNAL ITEMS AND FINISHES

- PVCu windows with highly efficient “ Pilkington K Glass”
- External power point
- External tap
- External wall lighting front and rear
- Electric operated garage doors
- Block paved driveway
- Turfing to rear
- Landscaping
- Large paved patio area
- *additional landscaping upgrade options



PERFECTLY PLACED

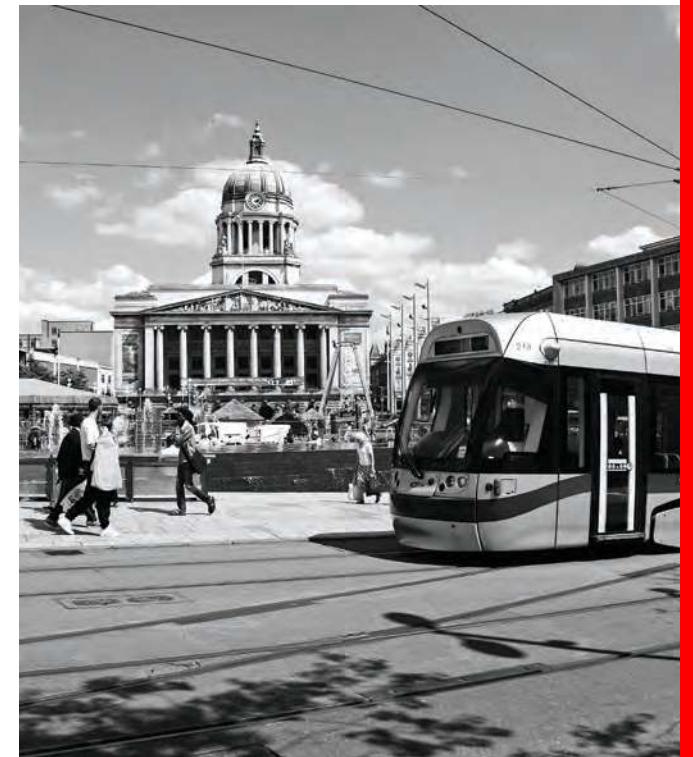


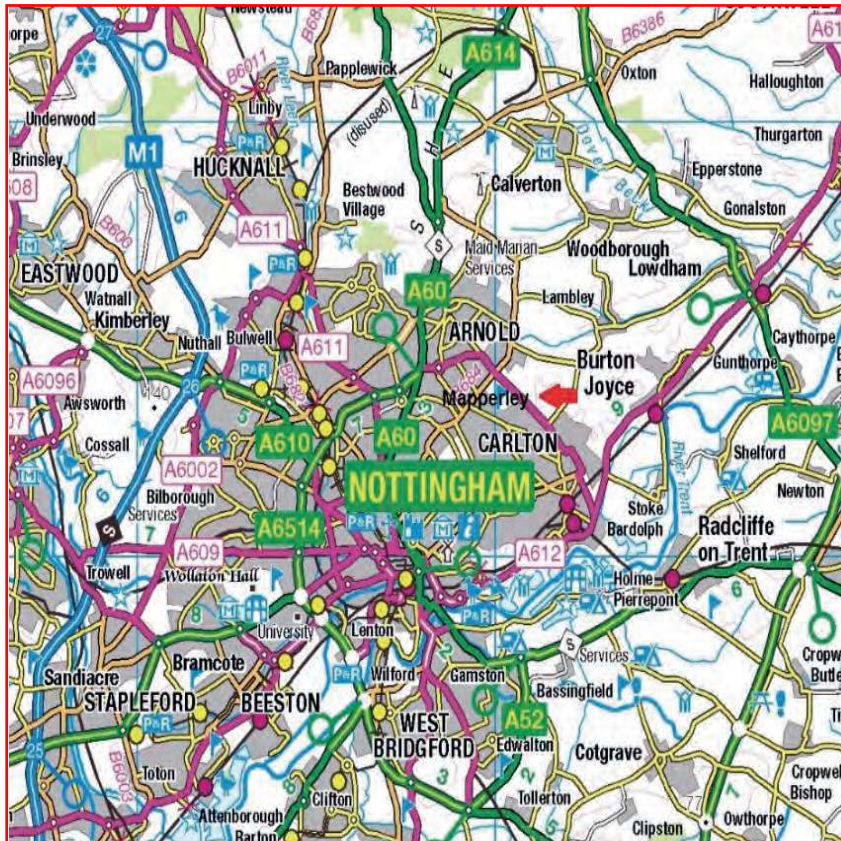
Nottingham has superb shopping with many luxury high street names including Paul Smith, Hugo Boss, Flannels, Vivienne Westwood and Whistles and numerous excellent restaurants, café's and bars.

The market square hosts year round events such as Farmers Markets, Christmas markets, the summer beach with the water Fountains and this year the European Archery Championships.

In the heart of the City stands Nottingham castle with the statue of Robin Hood, and the reported Oldest pub in the country.

Nottingham has something for everyone with the Theatre Royal and Playhouse attracting major touring dramas, opera, ballet, West End musical and annual pantomimes and the Motorpoint Arena hosting the biggest names in live music, comedy and sports.





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