



ASHFIELD COURT
EVERTON

WELCOME TO
ASHFIELD
COURT

AN EXCLUSIVE DEVELOPMENT
OF JUST 10 DETACHED
FAMILY HOMES



ASHFIELD
COURT

An exciting opportunity has arisen to purchase one of just 10 select properties on the exclusive new build development, Ashfield Court in Everton. The site has been expertly designed with executive family living in mind whilst remaining sympathetic of its rural surroundings and will be constructed with the finest attention to detail by Gr33n Homes.

Ashfield Court is situated on Everton Sluice Lane, in the prime residential location of Everton, Nottinghamshire, occupying a substantial plot and offering stunning open aspect far reaching views over the countryside. The site consists of two x 2-bedroom, three x 3-bedroom and five x 4-bedroom detached executive homes, all with parking & garages, appointed to the highest specification internally.

Everton is a picturesque semi-rural village full of heritage and character located on the A631 between Gainsborough & Bawtry and forms part of the Bassetlaw district; offering ease of access to nearby Bawtry & Retford with excellent commuter links by road to the A1 and rail with London approximately 1 hour 30 minutes from Retford. Everton has many local amenities including two pubs, school, children's playground, a range of sporting facilities, church and village hall.

Works are scheduled to commence May 2018 with an approximate build time of 12 months; a non-refundable £1000 deposit is required to secure your plot.





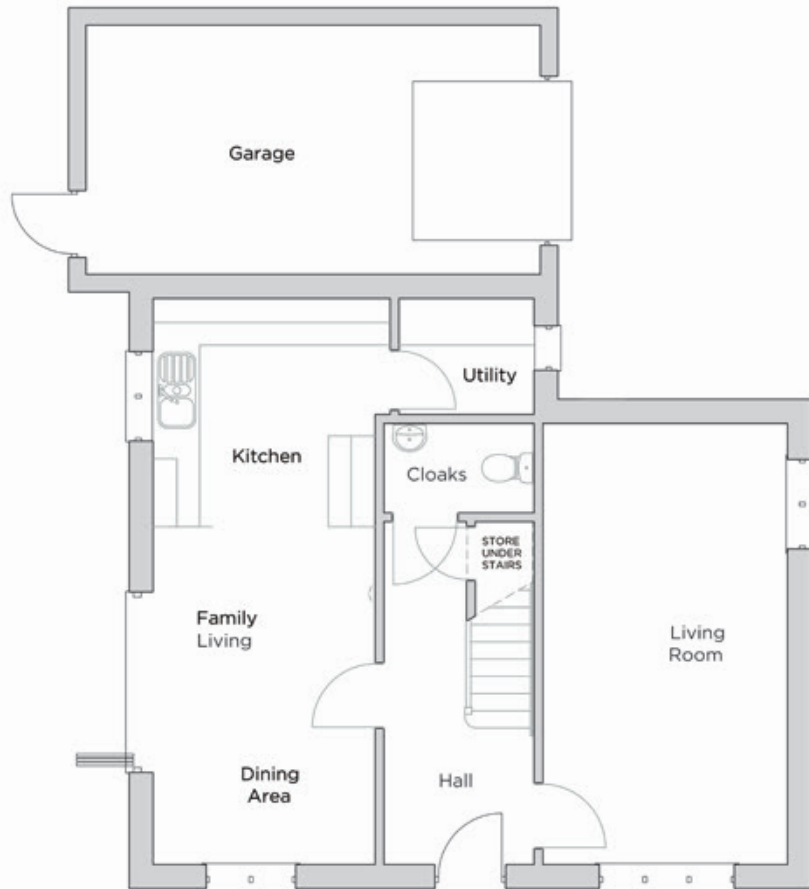




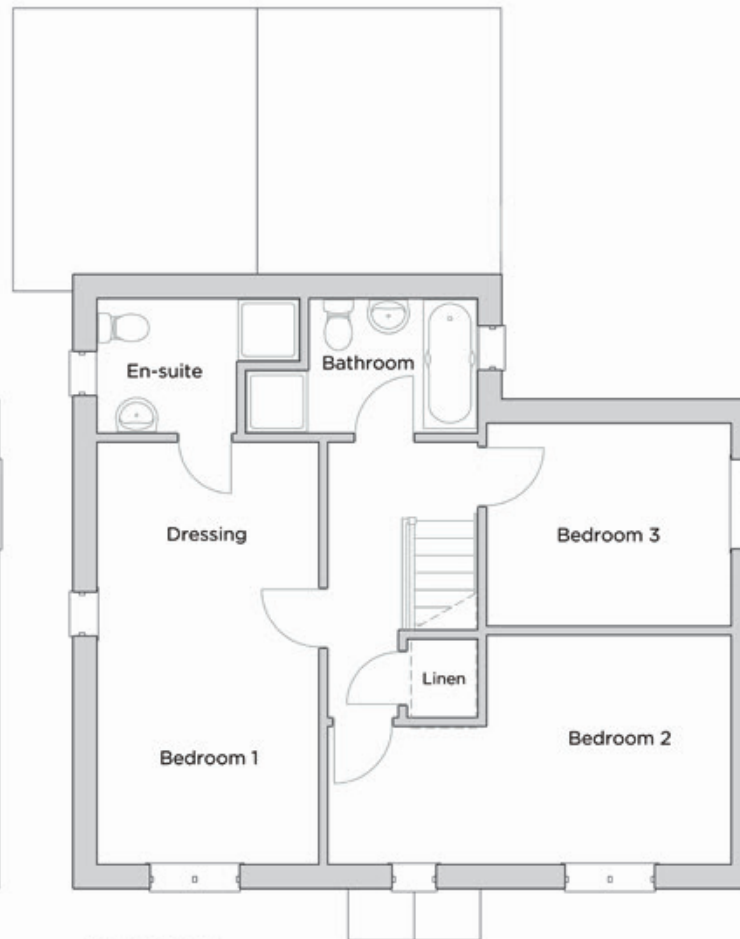
PLOT 1

£328,000.00*

*Subject to review / change by the developer



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Living Room

3.20 x 5.80 10' 6" x 19' 0"

Family living/dining

2.90 x 4.45 9' 6" x 14' 7"

Kitchen

3.05 x 3.00 10' 0" x 9' 10"

Utility

1.80 x 1.50 5' 11" x 4' 11"

Cloakroom

1.95 x 1.17 6' 5" x 3' 10"

Garage

6.02 x 3.31 19' 9" x 10' 10"

FIRST FLOOR

Bedroom 1

2.90 x 5.55 9' 6" x 18' 2"

En-suite

2.60 x 1.77 8' 6" x 5' 10"

Bedroom 2

5.32 x 3.10 17' 5" x 10' 2"

Bedroom 3

3.22 x 2.66 10' 7" x 8' 9"

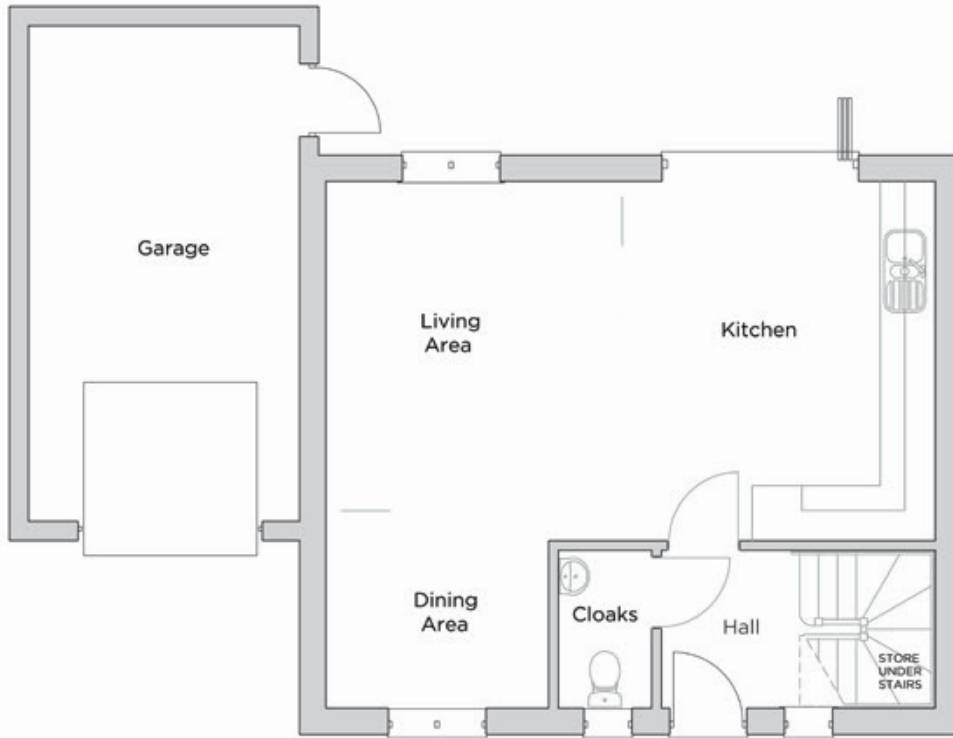
Bathroom

3.06 x 1.77 10' 0" x 5' 10"

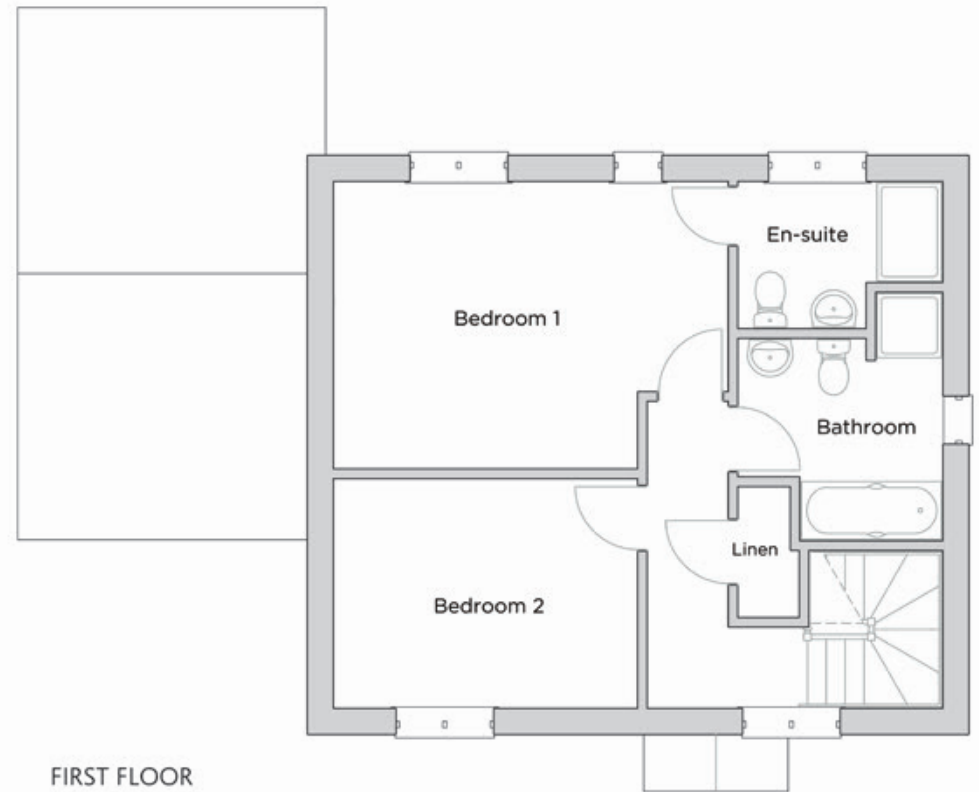
PLOT 2

£265,000.00*

*Subject to review / change by the developer



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Living area
3.60 x 3.95 11' 10" x 12' 11"

Dining area
2.67 x 2.40 8' 9" x 7' 10"

Kitchen
3.75 x 4.34 12' 4" x 14' 3"

Cloakroom
1.12 x 1.88 3' 8" x 6' 2"

Garage
6.02 x 3.31 19' 9" x 10' 10"

FIRST FLOOR

Bedroom 1
4.77 x 3.46 15' 8" x 11' 4"

En-suite
2.45 x 1.75 8' 0" x 5' 9"

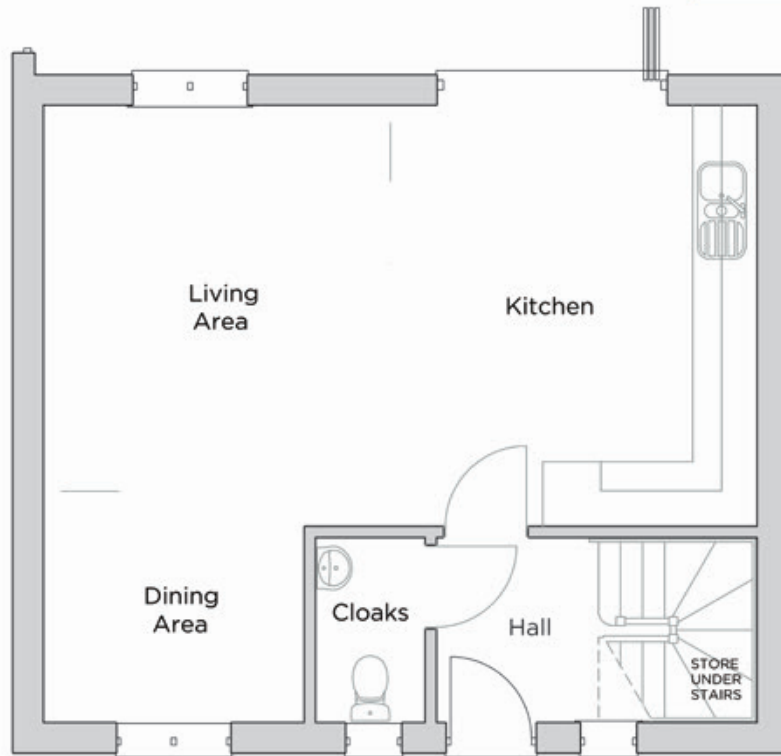
Bedroom 2
3.65 x 2.76 12' 0" x 9' 1"

Bathroom
2.45 x 2.47 8' 0" x 8' 1"

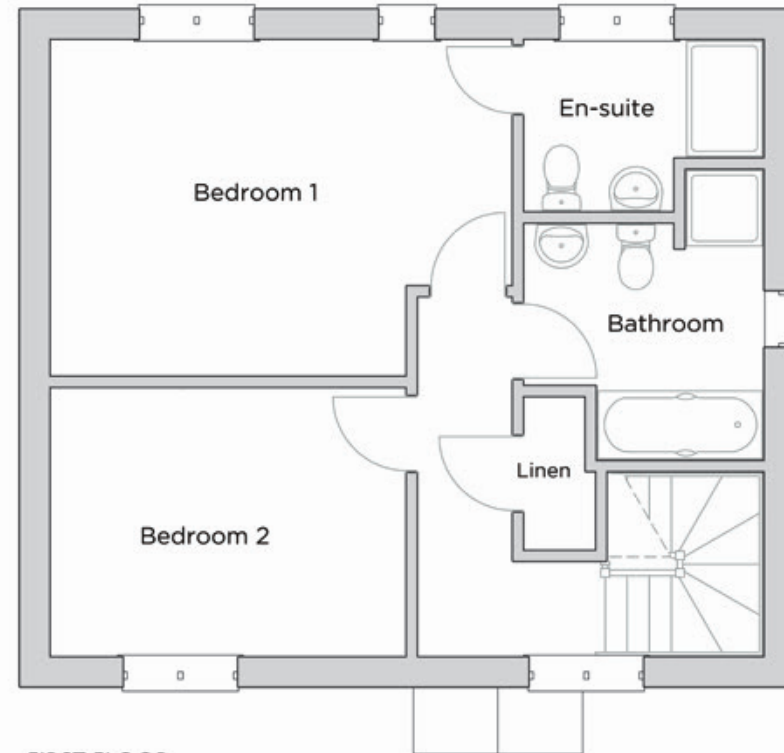
PLOT 3

£265,000.00*

*Subject to review / change by the developer



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Living area
3.60 x 3.95 11' 10" x 12' 11"

Dining area
2.67 x 2.40 8' 9" x 7' 10"

Kitchen
3.75 x 4.34 12' 4" x 14' 3"

Cloakroom
1.12 x 1.88 3' 8" x 6' 2"

Garage
6.02 x 3.31 19' 9" x 10' 10"

FIRST FLOOR

Bedroom 1
4.77 x 3.46 15' 8" x 11' 4"

En-suite
2.45 x 1.75 8' 0" x 5' 9"

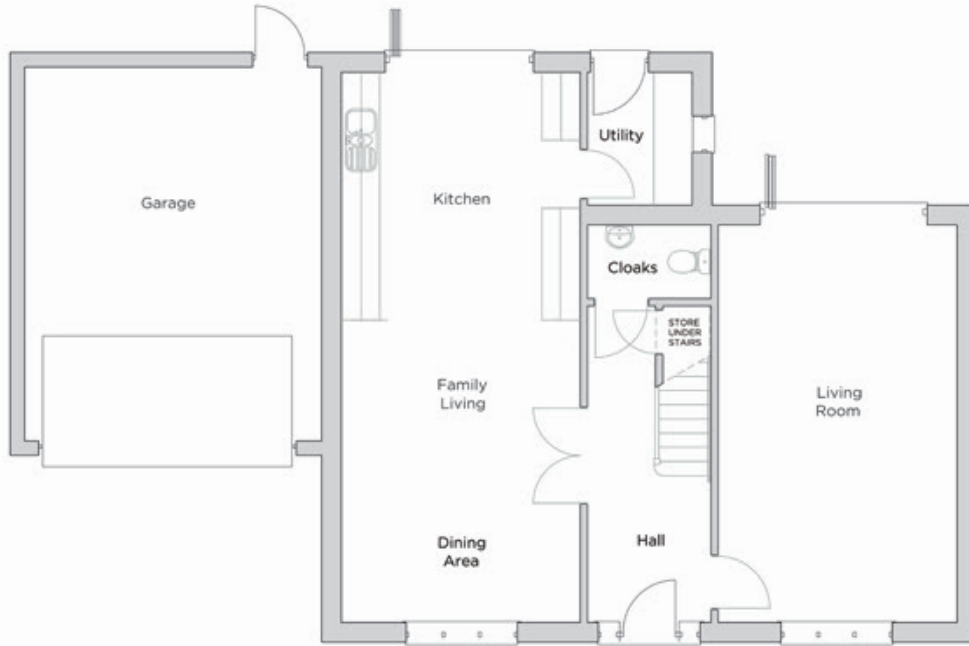
Bedroom 2
3.65 x 2.76 12' 0" x 9' 1"

Bathroom
2.45 x 2.47 8' 0" x 8' 1"

PLOT 4

£379,000.00*

*Subject to review / change by the developer



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Living room	3.80 x 6.35 12' 6" x 20' 10"
Family living/dining	3.80 x 4.80 12' 6" x 15' 9"
Kitchen	3.80 x 4.00 12' 6" x 13' 1"
Utility	1.65 x 2.10 5' 5" x 6' 11"
Cloakroom	1.95 x 1.17 6' 5" x 3' 10"
Garage	4.78 x 6.02 15' 8" x 10' 10"

FIRST FLOOR

Bedroom 1	3.81 x 4.07 12' 6" x 13' 4"
En-suite	1.65 x 2.20 5' 5" x 7' 3"
Bedroom 2	3.82 x 3.11 12' 6" x 10' 3"
Bedroom 3	2.77 x 3.11 9' 1" x 10' 3"
Bedroom 4	2.52 x 2.41 8' 3" x 7' 11"
Bathroom	2.84 x 2.20 9' 4" x 7' 3"

PLOT 5

£379,000.00*

*Subject to review / change by the developer



GROUND FLOOR



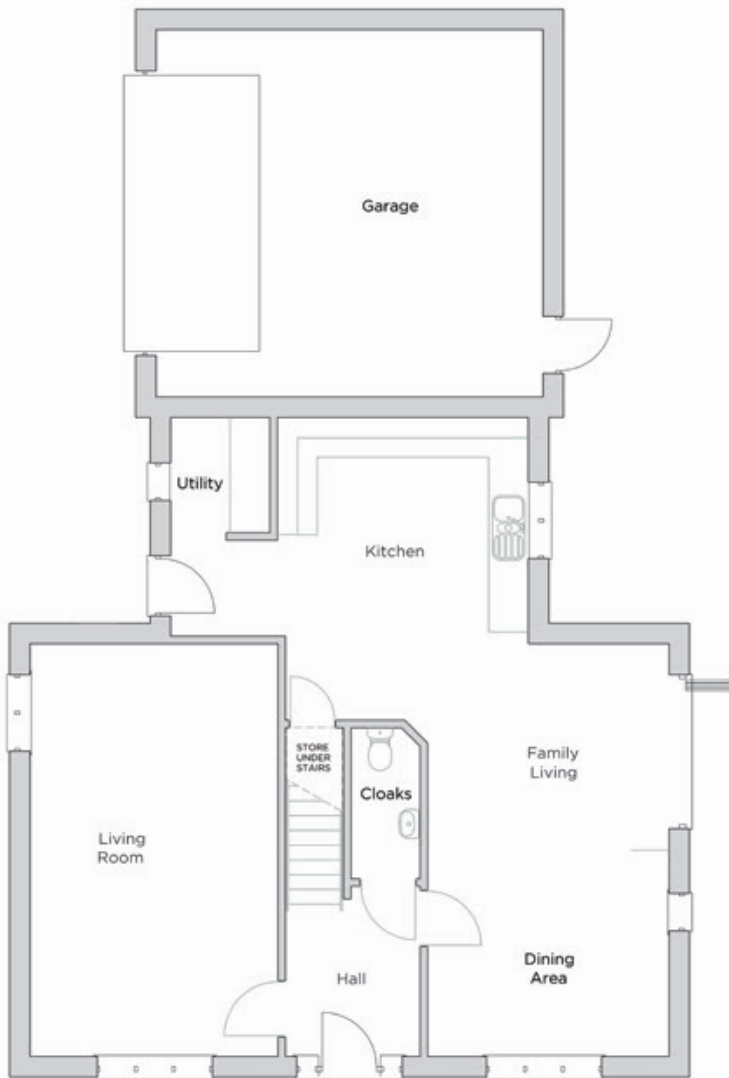
FIRST FLOOR

GROUND FLOOR	FIRST FLOOR
Living room 3.80 x 6.35 12' 6" x 20' 10"	Bedroom 1 3.81 x 4.07 12' 6" x 13' 4"
Family living/dining 3.80 x 4.80 12' 6" x 15' 9"	En-suite 1.65 x 2.20 5' 5" x 7' 3"
Kitchen 3.80 x 4.00 12' 6" x 13' 1"	Bedroom 2 3.82 x 3.11 12' 6" x 10' 3"
Utility 1.65 x 2.10 5' 5" x 6' 11"	Bedroom 3 2.77 x 3.11 9' 1" x 10' 3"
Cloakroom 1.95 x 1.17 6' 5" x 3' 10"	Bedroom 4 2.52 x 2.41 8' 3" x 7' 11"
Garage 4.78 x 6.02 15' 8" x 10' 10"	Bathroom 2.84 x 2.20 9' 4" x 7' 3"

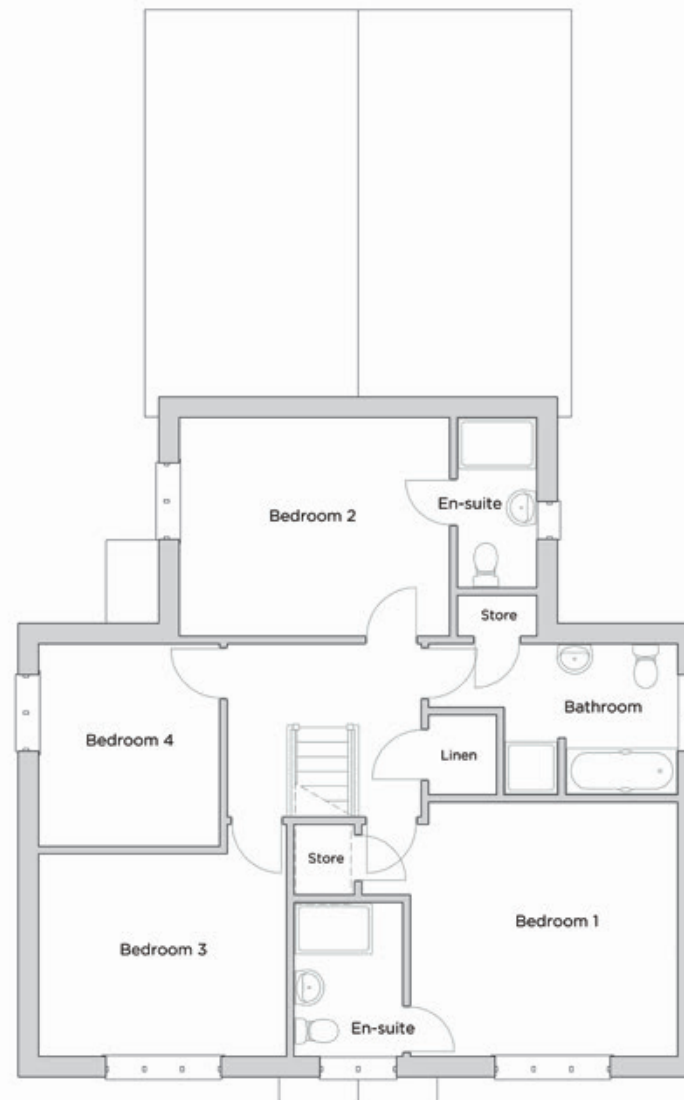
PLOT 6

£439,000.00*

*Subject to review / change by the developer



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Living Room
3.80 x 6.35 12' 6" x 20' 10"

Family living
3.70 x 3.17 12' 2" x 10' 5"

Dining
3.70 x 3.17 12' 2" x 10' 5"

Kitchen
3.85 x 4.65 12' 8" x 15' 3"

Utility
1.52 x 1.77 5' 0" x 5' 10"

Cloakroom
1.06 x 2.30 3' 6" x 7' 7"

Garage
6.00 x 5.70 19' 8" x 18' 8"

FIRST FLOOR

Bedroom 1
4.10 x 3.92 13' 5" x 12' 10"

En-suite
1.67 x 2.41 5' 6" x 7' 11"

Bedroom 2
4.12 x 3.37 13' 6" x 11' 1"

En-suite
1.25 x 2.62 4' 1" x 8' 7"

Bedroom 3
3.82 x 3.11 12' 7" x 10' 3"

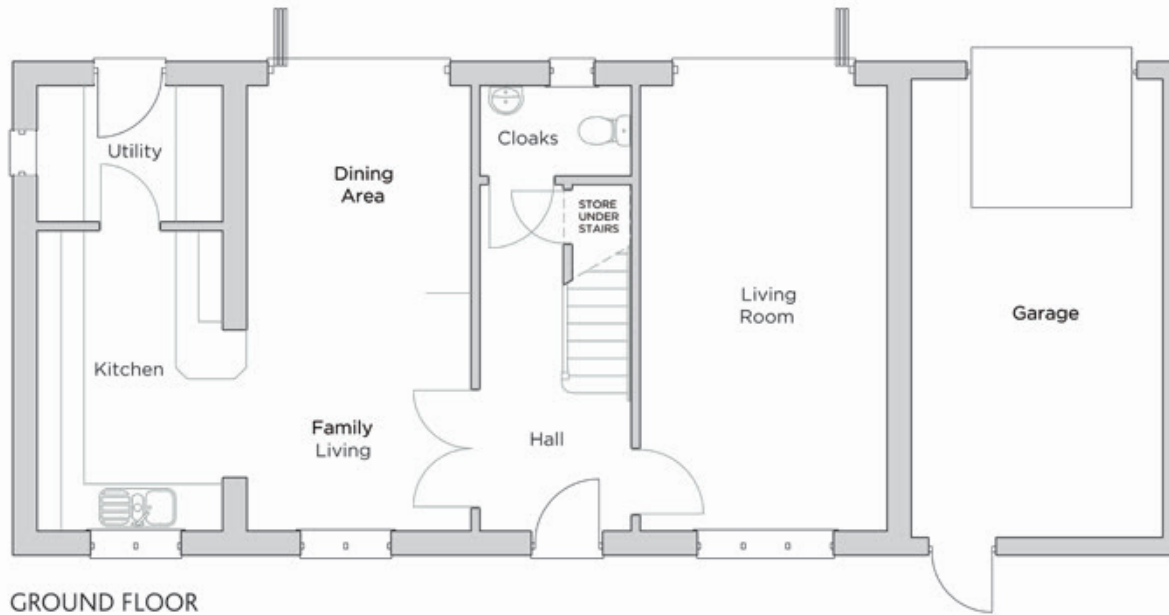
Bedroom 4
2.77 x 3.11 9' 1" x 10' 3"

Bathroom
2.62 x 2.30 8' 7" x 7' 7"

PLOT 7

£350,000.00*

*Subject to review / change by the developer



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Living Room
3.20 x 5.80 10' 6" x 19' 0"

Family living
2.90 x 3.10 9' 6" x 10' 2"

Dining
2.90 x 2.70 9' 6" x 8' 10"

Kitchen
2.40 x 3.85 7' 10" x 12' 7"

Utility
2.40 x 1.80 7' 10" x 5' 11"

Cloakroom
1.95 x 1.17 6' 5" x 3' 10"

Garage
3.31 x 6.02 10' 10" x 19' 9"

FIRST FLOOR

Bedroom 1
3.22 x 3.56 10' 7" x 11' 8"

En-suite
2.24 x 1.79 7' 4" x 5' 10"

Bedroom 2
2.92 x 2.84 9' 7" x 9' 4"

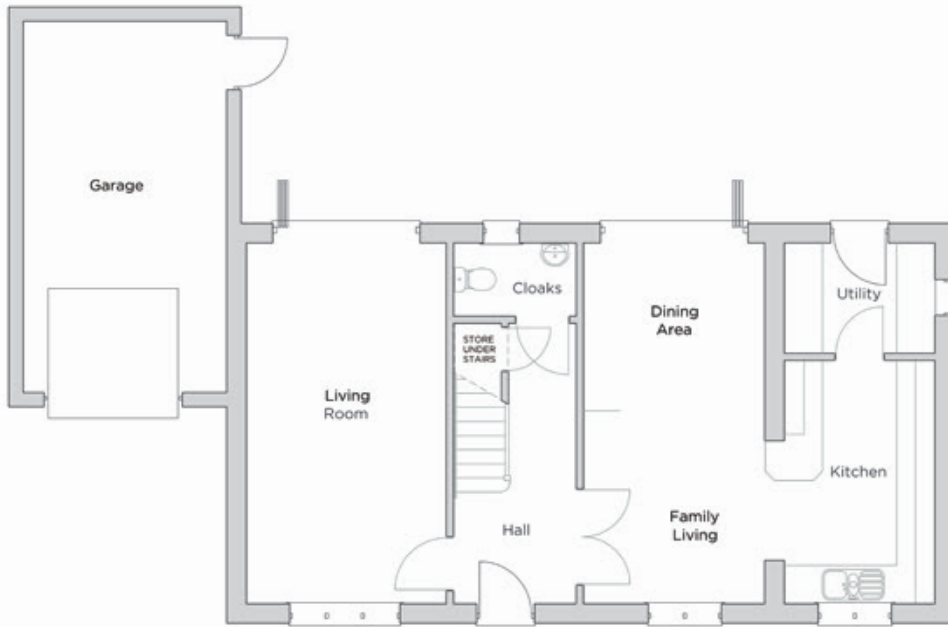
Bedroom 3
2.63 x 2.84 8' 8" x 9' 4"

Bathroom
2.17 x 2.11 7' 1" x 6' 11"

PLOT 8

£325,000.00*

*Subject to review / change by the developer



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Living room
3.20 x 5.80 10' 6" x 19' 0"

Family living
2.90 x 3.10 9' 6" x 10' 2"

Dining
2.90 x 2.70 9' 6" x 8' 10"

Kitchen
2.40 x 3.85 7' 10" x 12' 7"

Utility
2.40 x 1.80 7' 10" x 5' 11"

Cloakroom
1.95 x 1.17 6' 5" x 3' 10"

Garage
3.31 x 6.02 10' 10" x 19' 9"

FIRST FLOOR

Bedroom 1
3.22 x 3.56 10' 7" x 11' 8"

En-suite
2.24 x 1.79 7' 4" x 5' 10"

Bedroom 2
2.92 x 2.84 9' 7" x 9' 4"

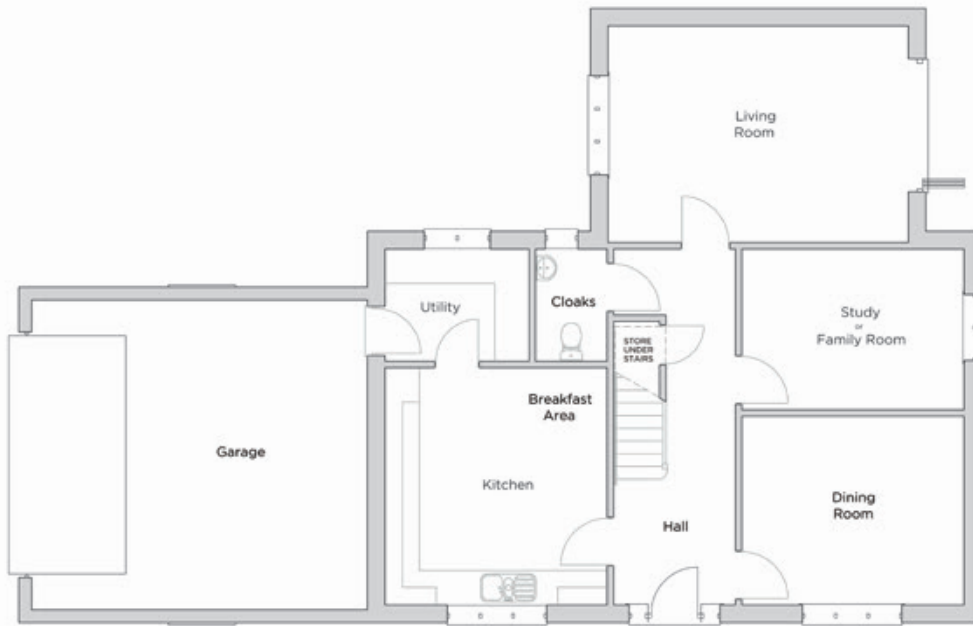
Bedroom 3
2.63 x 2.84 8' 8" x 9' 4"

Bathroom
2.17 x 2.11 7' 1" x 6' 11"

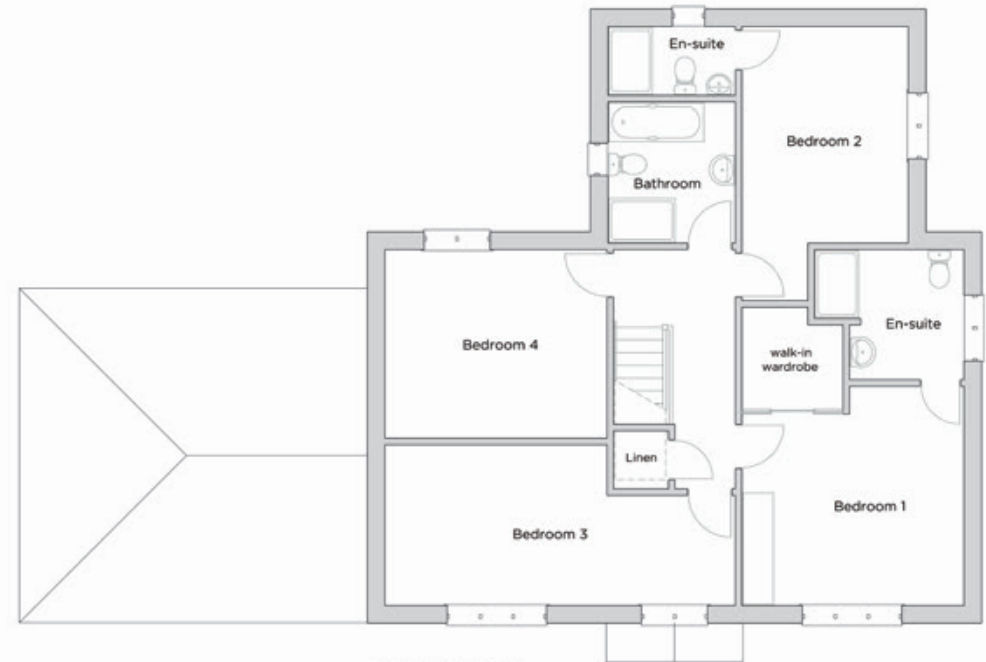
PLOT 9

£479,000.00*

*Subject to review / change by the developer



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Living room
5.35 x 3.85 17' 7" x 12' 8"

Family room
3.95 x 2.85 12' 11" x 9' 4"

Dining
3.95 x 3.35 12' 11" x 11' 0"

Kitchen
3.95 x 4.22 12' 11" x 13' 10"

Utility
2.55 x 1.98 8' 4" x 6' 6"

Cloakroom
1.27 x 1.98 4' 2" x 6' 6"

Garage
6.03 x 5.57 19' 10" x 18' 3"

FIRST FLOOR

Bedroom 1
3.97 x 3.91 13' 0" x 12' 10"

En-suite
2.68 x 2.31 8' 9" x 7' 7"

Bedroom 2
2.97 x 3.87 9' 9" x 12' 8"

En-suite
2.25 x 1.25 7' 4" x 4' 1"

Bedroom 3
6.25 x 2.86 20' 6" x 9' 5"

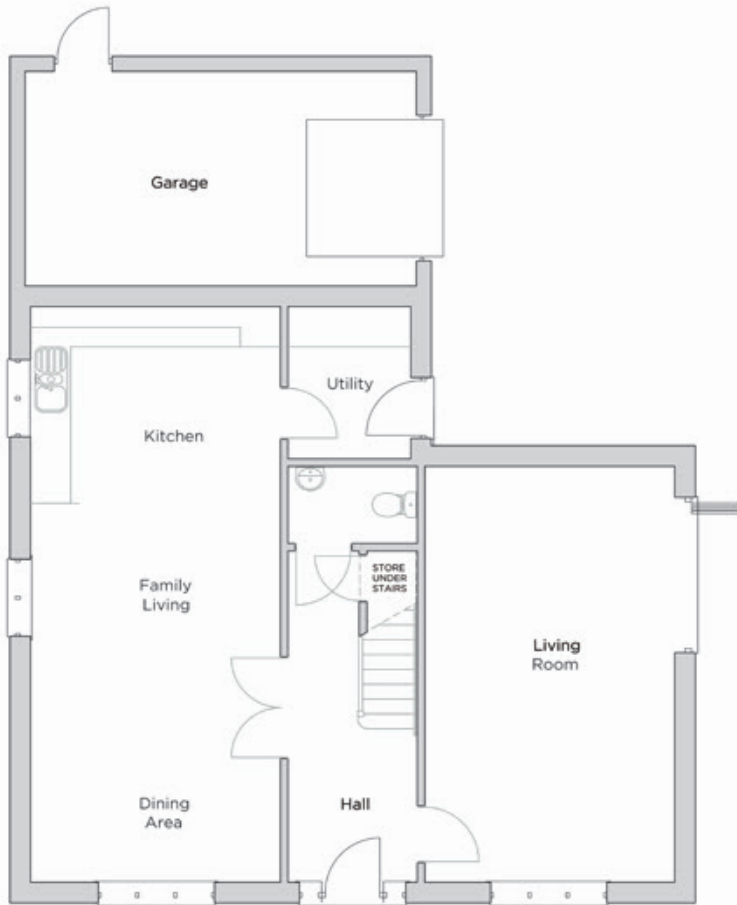
Bedroom 4
3.97 x 3.36 13' 0" x 11' 0"

Bathroom
2.25 x 2.50 7' 5" x 8' 3"

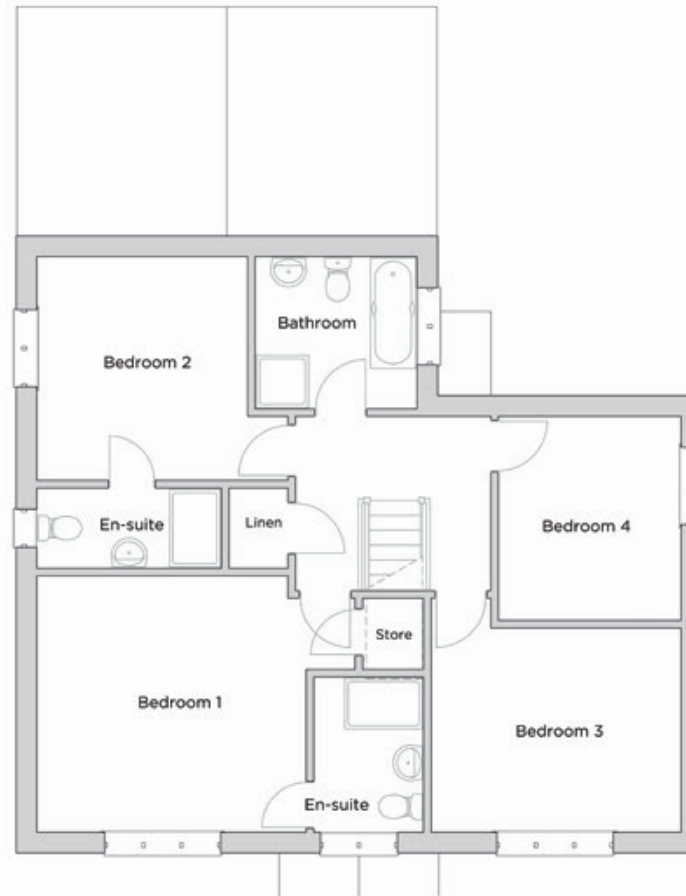
PLOT 10

£380,000.00*

*Subject to review / change by the developer



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Living Room
3.80 x 6.35 12' 6" x 20' 10"

Family living/dining
3.80 x 5.80 12' 6" x 19' 0"

Kitchen
3.80 x 3.00 12' 6" x 9' 10"

Utility
1.85 x 2.32 6' 1" x 7' 7"

Cloakroom
1.95 x 1.17 6' 5" x 3' 10"

Garage
6.02 x 3.31 19' 9" x 10' 10"

FIRST FLOOR

Bedroom 1
4.05 x 3.92 13' 3" x 12' 10"

En-suite
1.72 x 2.41 5' 8" x 7' 11"

Bedroom 2
3.25 x 3.45 10' 8" x 11' 4"

En-suite
2.85 x 1.25 9' 4" x 4' 1"

Bedroom 3
3.82 x 3.11 12' 6" x 10' 3"

Bedroom 4
2.77 x 3.11 9' 1" x 10' 3"

Bathroom
2.46 x 2.32 8' 1" x 7' 7"



Kitchen

- Base and wall units with a range of traditional and contemporary styled doors
- **Bronze** - Standard Worktops
Silver - Solid Oak Worktops
Gold - 30mm Granite Worktops
- Stainless Steel 1 ½ bowl sink with chrome mixer tap
- **Bronze** - Integrated stainless steel single oven
Silver - Integrated stainless steel double oven
- Integrated Microwave
- Built in wine cooler
- **Bronze** - Ceramic hob
Silver - Induction Hob
- Stainless steel extractor hood
- Fully integrated dishwasher
- Fully integrated fridge/freezer

Utility

- **Bronze** - Wall cupboard with worktops including plumbing and powerpoints for washing machine and tumble dryer below
Silver - Same as bronze but include washing machine/tumble dryer

Plumbing and Heating

- LPG Gas central heating system with energy efficient wall mounted boiler
- White enamelled panel radiators throughout with chrome heated towel rails to bathrooms and WCs

Bathroom & En-Suites

- White sanitary ware suites
- Chromes mixer taps
- Thermostatically controlled showers

Electrical

- **Bronze** - Chrome sockets & switches to ground floor and landing, white plates to bedrooms
Silver - Chrome sockets throughout.
- **Bronze** - Chrome LED Down lights to kitchen, hall, landing, bathrooms and en-suites
Silver - Chrome LED down lights throughout
- Low energy lighting throughout
- Security alarm system with PIRs to house and garage
- External lights to front and rear doors
- Pre-Installed TV Aerial

Tiling

- **Bronze** - Half tiled walls to bathrooms (fully tiled showers)
Silver - Fully tiled bathrooms
- **Bronze** - WC half tiled to all walls
Silver - Fully tiled walls
- Tiling to kitchen, utility floor and all bathrooms

Internal Finishes

- Oak internal doors
- **Bronze** - Chrome lever handle door furniture and fittings
Silver - Chrome lever handle door furniture and fittings and glass feature stairs
- Ceilings - flat skim finish with white emulsion
- **Bronze** - white emulsion to walls
Silver - Choice of colour
- Contemporary moulded skirting and architraves with white satin finish

External

- Turf to the rear garden
- Turf and landscape to front garden
- Block paved drive and foot path
- 1.8 boundary fencing between gardens
- Outside tap

Warranty

10 year warranty





GR33N HOMES

Are you thinking about buying a GR33N HOME? Here's who we are...

Gr33n Homes is a well established residential property developer based in Doncaster, which was founded in 2010 by Derrick Wilkinson. Our family run business is much more than just building simple homes, it's about creating outstanding well designed homes. All our homes are built to last with environmentally friendly construction practices. Throughout the years, with our knowledge and expertise we have completed many beautiful developments to an outstanding finish to suit modern living.

As a thriving company we are also committed to using the strongest most competent workforce to help build our homes. We pride ourselves on the devotion and care we take when building your dream home.

Peace of Mind

We understand that buying a new home is one of the most important decisions you will ever make. That's why, at Gr33n Homes, everything we create is carefully considered - from the hand-picked locations to the exquisite interior finishes, we take care of all the details to craft your perfect home.

10-Year Warranty

For extra peace of mind, in addition to a 10-year warranty on all our homes, Gr33n Homes operates a 2-year Customer Care policy with a dedicated internal Customer Service team on-hand to deal with enquiries quickly and efficiently.

3Keys Property are delighted to have been appointed as sole selling agent on the Ashfield Court development.

Established in 2006, 3Keys Property is an independent Sales & Letting agency, our aim was to set new standards in the industry by combining a personal approach with skilled, experienced and knowledgeable staff. We are passionate about the work we do and this approach has consistently delivered results that exceed our clients' expectations, thereby establishing 3Keys as a leading Sales & Letting Agent, with an enviable reputation.

If you have a property to sell, or let, or are looking to appoint an agent on upcoming new development and would like further details on our Estate or Letting agency services please contact the office for a quotation on our services.



To arrange a site visit / viewing appointment or for further information on Ashfield Court, Everton and details of the reservation process please contact the office and a member of staff will be happy to assist.



3KeysProperty

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