



Bramcote Heights

Bramcote
Nottingham

2, 3, 4 and 5
Bedroom Homes



Building more
than just homes

There's no place like home

When we set about building our homes, we always begin with the same four principles in mind - modern living, future sustainability, light and bright, and community.

These principles are brought to life through thoughtful design, and with all of them combined, they create a distinct home that enhances and benefits your lifestyle.

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Here's why...

To live in a beautiful tree-lined setting in one of Nottingham's most prestigious areas, just five miles from the city's vibrant theatres and galleries. To have a variety of shops, schools and medical provision within walking distance, and a superb leisure centre and woodland walks virtually on the doorstep. Just a short stroll from traditional pubs and within two hours of London by rail, it offers the perfect balance of calm surroundings and strategic convenience.



Why Bramcote?

Bramcote Heights
St Modwen Homes



Here's why...

Set in the sought-after neighbourhood of Bramcote, this beautifully planned selection of two, three, four and five bedroom homes brings a choice of detached, semi-detached and terraced properties into a very special location. Combining the appeal of its quiet woodland surroundings with the advantages of contemporary, energy efficient design, including double glazing and high performance insulation, it is destined to mature into one of Nottingham's most desirable communities.

Why Bramcote Heights?

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Important Notice: The development layout is intended for illustrative purposes only and may change, for example, in response to market demand or ground conditions. It should be treated as general guidance and cannot be relied upon as accurately describing any one of the specified matters prescribed by any order made under Property Misdescriptions Act. Landscaping is indicative. Please refer to the Landscape Plan available from our Sales Consultant or Selling Agent.



Development By Others

Development By Others

Development By Others

Development By Others

Your Development...

Explore our Bramcote Heights development and check out what we have to offer.

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Private Rent 

Discount Market/First Homes *

2, 3, 4 and 5 bedroom homes

Bramcote Heights
St Modwen Homes



The Alderson

635 sq. ft.

2 Bedrooms
1 Bathrooms
Semi-Detached

Key Features

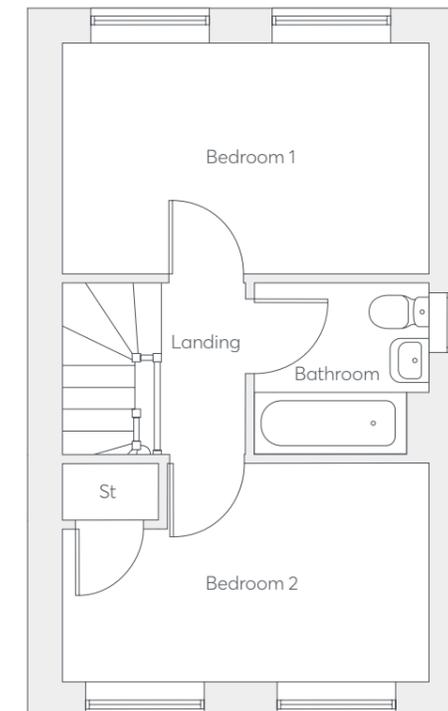
- L-shaped open plan living and dining room
- French doors to garden
- Ergonomic self-contained kitchen
- Cloakroom
- Dual windows to both bedrooms
- Built in cupboard to second bedroom
- Full gas fired central heating

Bramcote Heights
St Modwen Homes

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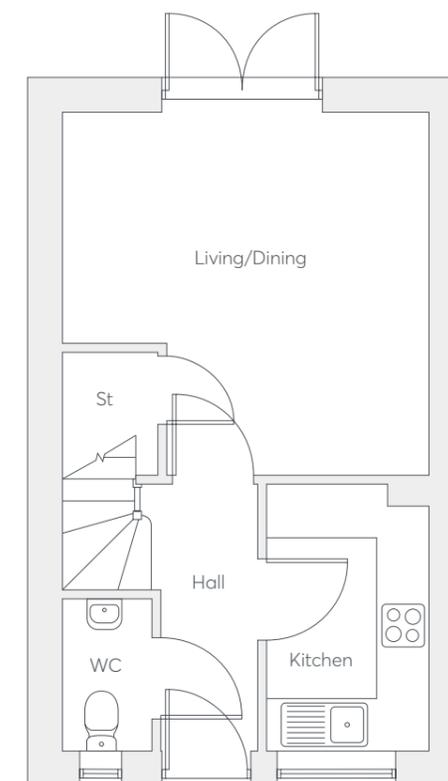
First Floor

- Bedroom 1**
4.12m x 2.60m
13'6" x 8'6"
- Bedroom 2**
4.12m x 2.45m
13'6" x 8'1"
- Bathroom**
1.96m x 1.93m
6'5" x 6'4"



Ground Floor

- Living/Dining**
4.12m x 4.07m
13'6" x 13'4"
- Kitchen**
1.85m x 3.01m
6'1" x 9'10"
- WC**
1.01m x 1.73m
3'4" x 5'8"



Find this home on the siteplan

Please speak to the sales consultant for more details and clarification of the kitchen layout and design



The Stenson

774 sq. ft.

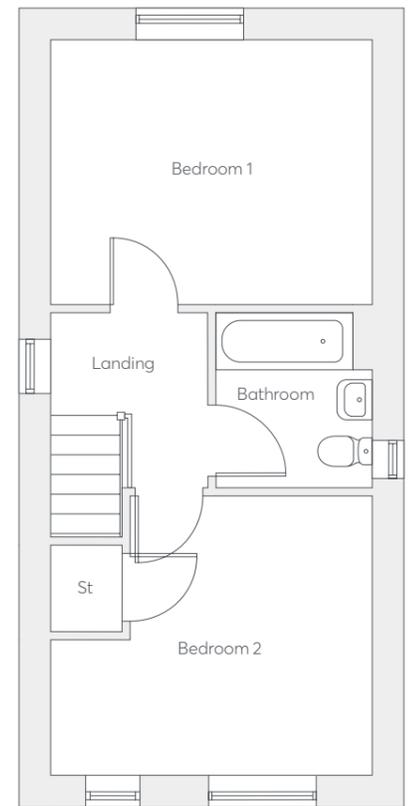
2 Bedrooms
1 Bathrooms
Terrace/
Semi-Detached

Key Features

- Open plan kitchen/dining room with garden access
- Built in cupboards to kitchen and bedroom 2
- Downstairs WC
- Dual windows to bedroom 2
- Fully fitted family bathroom
- Full gas central heating

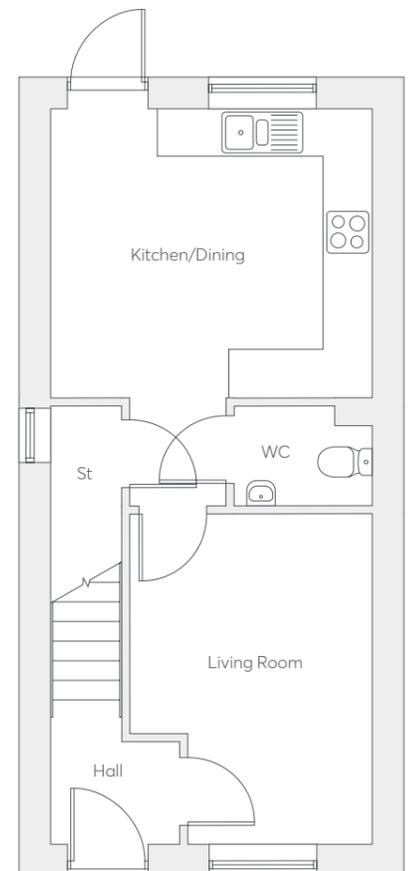
First Floor

- Bedroom 1**
3.96m x 3.26m
13'0" x 10'9"
- Bedroom 2**
3.96m x 3.45m
13'0" x 11'4"
- Bathroom**
1.92m x 2.15m
6'4" x 7'1"



Ground Floor

- Living Room**
2.98m x 4.06m
9'9" x 13'4"
- Kitchen/Dining**
3.97m x 3.57m
13'0" x 11'9"
- WC**
1.70m x 1.22m
5'7" x 4'0"





The Newson

790 sq. ft.

2 Bedrooms
2 Bathrooms
Semi-Detached

Key Features

- Open plan kitchen/dining room
- Living room with french doors to garden
- Cloakroom
- Main bedroom with en-suite
- Built in cupboard to second bedroom
- Gallery landing
- Full gas fired central heating

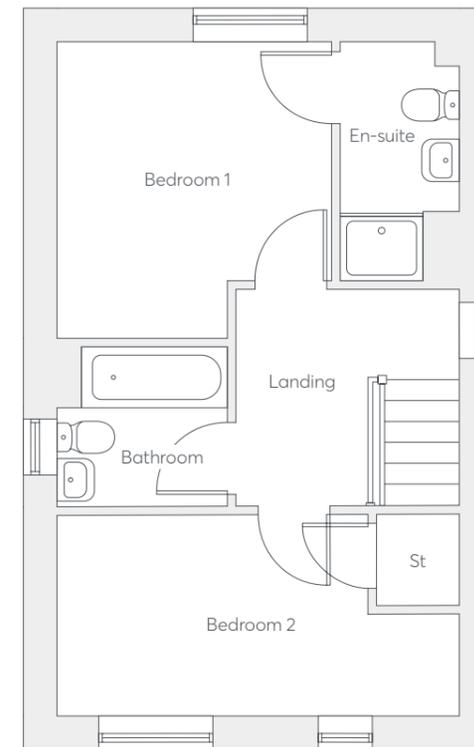
First Floor

Bedroom 1
3.21m x 2.79m
10'6" x 9'2"

En-Suite
1.39m x 2.79m
4'7" x 9'2"

Bedroom 2
4.69m x 2.35m
15'4" x 7'9"

Bathroom
1.99m x 1.85m
6'6" x 6'1"



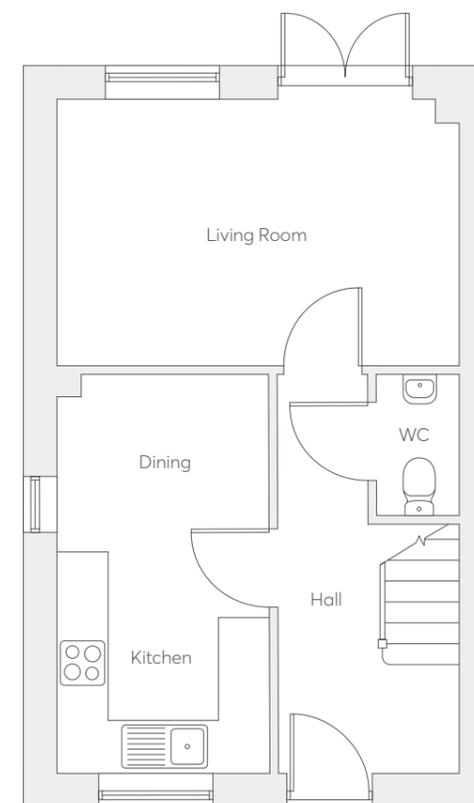
Ground Floor

Living Room
4.69m x 3.11m
15'4" x 10'2"

Kitchen
2.49m x 2.58m
8'2" x 8'5"

Dining
2.49m x 2.06m
8'2" x 6'9"

WC
0.97m x 1.65m
3'2" x 5'5"





The Medley

838 sq. ft.

3 Bedrooms
2 Bathrooms
Terrace/
Semi-Detached

Key Features

- Open plan kitchen/dining room
- Dining room with french doors to garden
- Cloakroom
- Main bedroom with en-suite
- Gallery landing
- Full gas fired central heating

First Floor

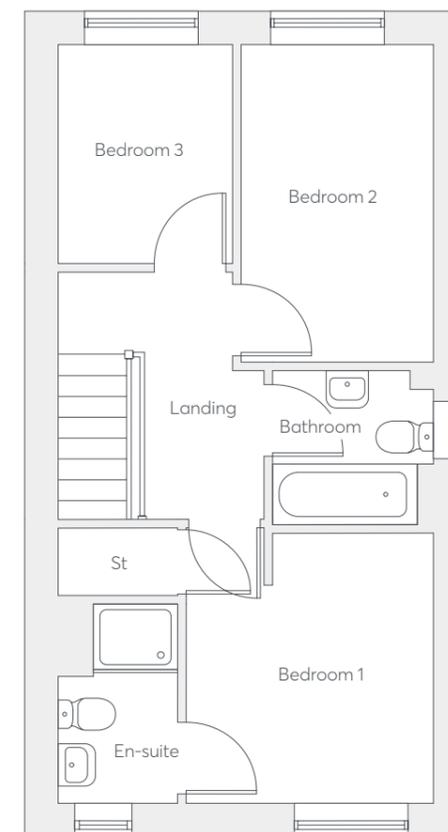
Bedroom 1
2.90m x 3.15m
9'6" x 10'4"

En-Suite
1.41m x 2.33m
4'7" x 7'8"

Bedroom 2
2.26m x 3.71m
7'5" x 12'2"

Bedroom 3
2.05m x 2.57m
6'9" x 8'5"

Bathroom
1.89m x 1.80m
6'3" x 5'11"



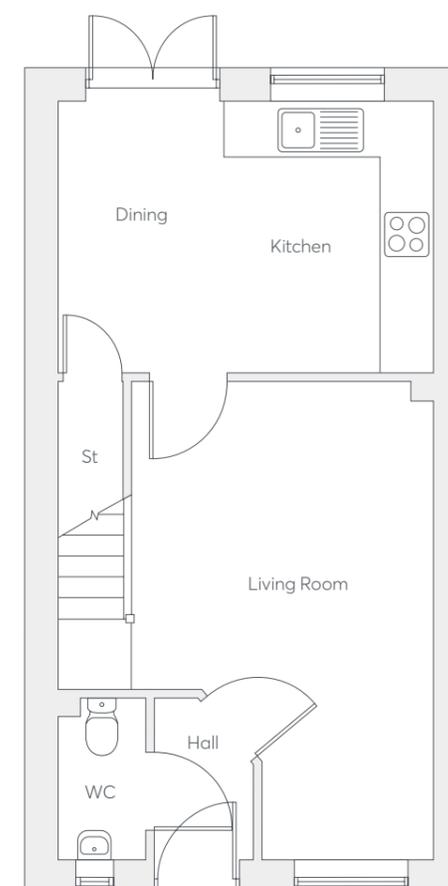
Ground Floor

Living Room
4.40m x 5.58m
14'5" x 18'4"

Kitchen
2.49m x 3.18m
8'2" x 10'5"

Dining
1.91m x 3.18m
6'3" x 10'5"

WC
1.04m x 1.89m
3'5" x 6'3"





The Hadley

920 sq. ft.

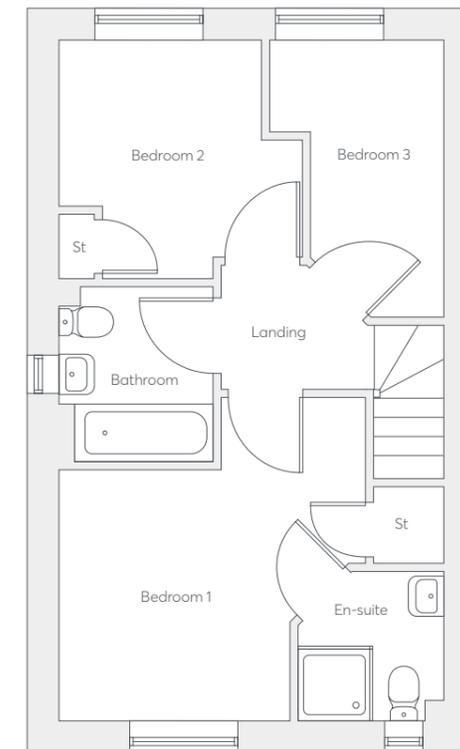
3 Bedrooms
2 Bathrooms
Semi-Detached

Key Features

- Living room with walk-through to dining room
- Open plan kitchen/dining room with french doors to garden
- Utility room
- Downstairs WC
- Fully fitted family bathroom
- En-suite main bedroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- PV solar panels to roof
- Driveway/allocated parking

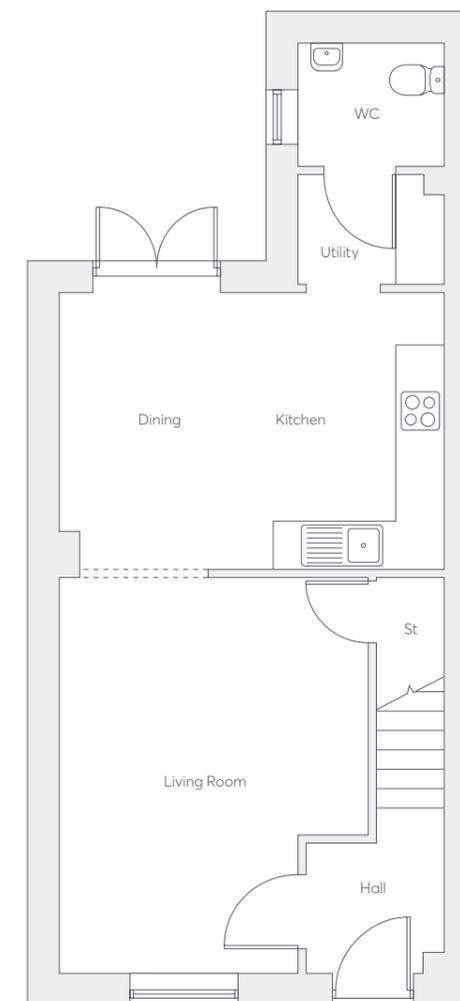
First Floor

- Bedroom 1**
3.90m x 3.78m
12'10" x 12'5"
- En-Suite**
1.82m x 1.86m
6'0" x 6'1"
- Bedroom 2**
2.95m x 2.50m
9'8" x 8'3"
- Bedroom 3**
3.44m x 1.65m
11'3" x 5'5"
- Bathroom**
1.91m x 2.15m
6'3" x 7'1"



Ground Floor

- Living Room**
3.78m x 4.87m
12'5" x 16'0"
- Kitchen**
2.10m x 3.44m
6'11" x 11'3"
- Dining**
2.66m x 3.44m
8'9" x 11'3"
- Utility**
1.83m x 1.35m
6'0" x 4'5"
- WC**
1.83m x 1.51m
6'0" x 5'0"





The Wintley

930 sq. ft.

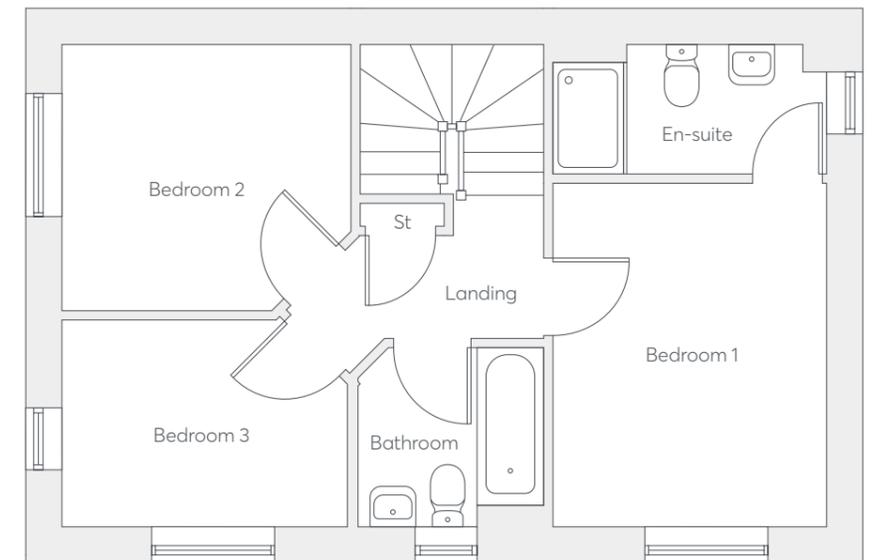
3 Bedrooms
2 Bathrooms
Detached/
Semi-Detached

Key Features

- Dual aspect living room
- Dual aspect kitchen/dining room with french doors to garden
- Utility cupboard
- Cloakroom
- En-suite main bedroom
- Dual aspect third bedroom
- Full gas central heating
- Double glazing and high-performance insulation throughout

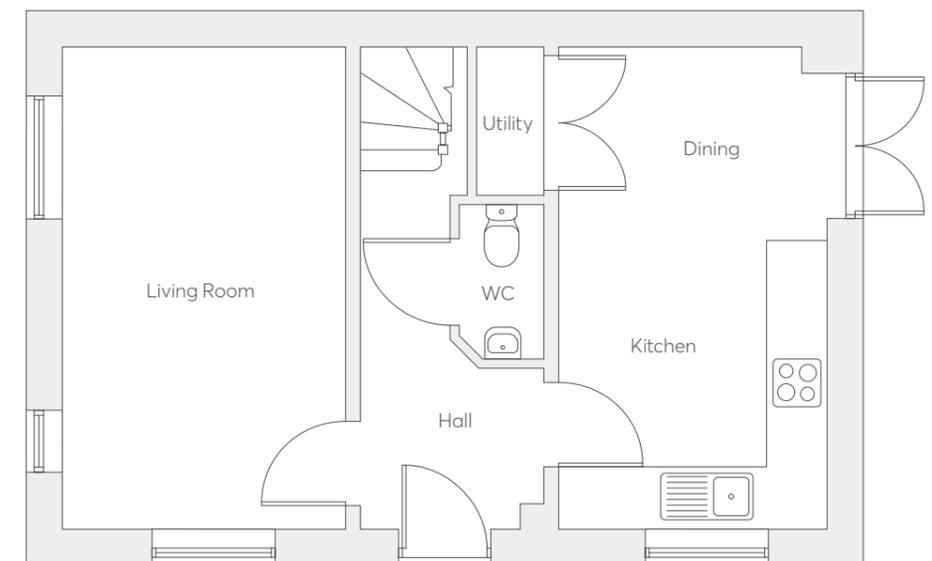
First Floor

- Bedroom 1**
3.74m x 2.98m
12'3" x 9'9"
- En-Suite**
1.39m x 2.98m
4'7" x 9'9"
- Bedroom 2**
2.87m x 3.14m
9'5" x 10'4"
- Bedroom 3**
2.26m x 3.11m
7'5" x 10'2"
- Bathroom**
1.95m x 2.00m
6'5" x 6'7"



Ground Floor

- Living Room**
5.21m x 3.08m
17'1" x 10'1"
- Kitchen**
3.10m x 2.92m
10'2" x 9'7"
- Dining**
2.11m x 2.92m
6'11" x 9'7"
- Utility**
1.60m x 0.74m
5'3" x 2'5"
- WC**
1.68m x 0.95m
5'6" x 3'1"





The Coxley

956 sq. ft.

3 Bedrooms
2 Bathrooms
Semi-Detached/
Terraced

Key Features

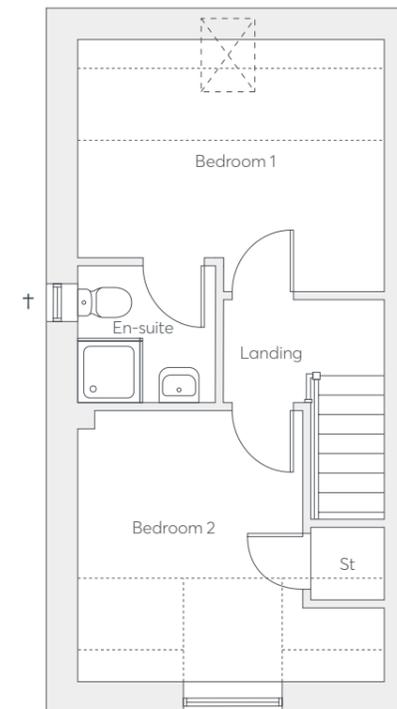
- Open plan family kitchen/dining room with french doors to garden
- Cloakroom
- En-suite main bedroom
- Living room with french window and juliet balcony
- Dormer window to second bedroom and built in cupboard
- Gallery landing
- Full gas central heating

Bramcote Heights
St Modwen Homes

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Second Floor

- Bedroom 1**
3.81m x 2.76m
12'6" x 9'1"
- En-Suite**
1.70m x 1.72m
5'7" x 5'8"
- Bedroom 2**
2.96m x 2.80m
9'9" x 9'3"



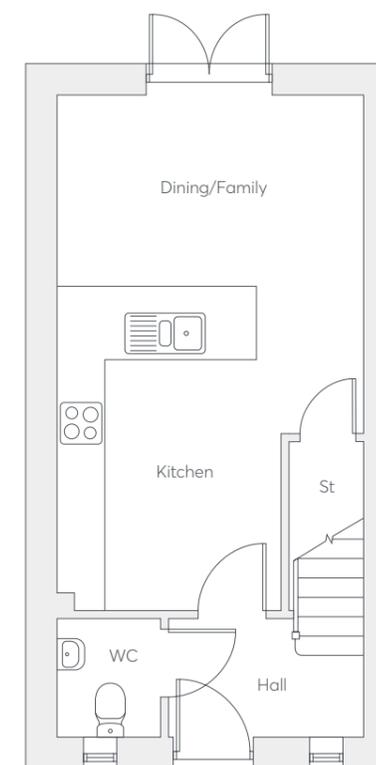
First Floor

- Living Room**
3.81m x 3.02m
12'6" x 9'11"
- Bedroom 3**
1.91m x 2.85m
6'3" x 9'4"
- Bathroom**
1.70m x 1.91m
5'7" x 6'3"



Ground Floor

- Kitchen**
2.78m x 4.01m
9'2" x 13'2"
- Dining/Family**
3.81m x 2.40m
12'6" x 7'11"
- WC**
1.29m x 1.46m
4'3" x 4'10"



Find this home on the siteplan

† Window to end terrace plots only

Please speak to the sales consultant for more details and clarification of the kitchen layout and design



The Birchgate

1218 sq. ft.

4 Bedrooms
2 Bathrooms
Semi-Detached

Key Features

Living room with walk-through to dining area

Kitchen/dining room with french door to garden

Utility room with back door

Cloakroom

Main bedroom with en-suite and dormer window

Gallery landing with built in cupboard

Full gas central heating

Second Floor

Bedroom 1
3.65m x 6.73m
12'0" x 22'1"

En-Suite
2.65m x 1.47m
8'8" x 4'10"

First Floor

Bedroom 2
2.64m x 4.37m
8'8" x 14'4"

Bedroom 3
2.64m x 3.93m
8'8" x 12'11"

Bedroom 4
2.03m x 3.22m
6'8" x 10'7"

Bathroom
2.03m x 1.91m
6'8" x 6'3"

Ground Floor

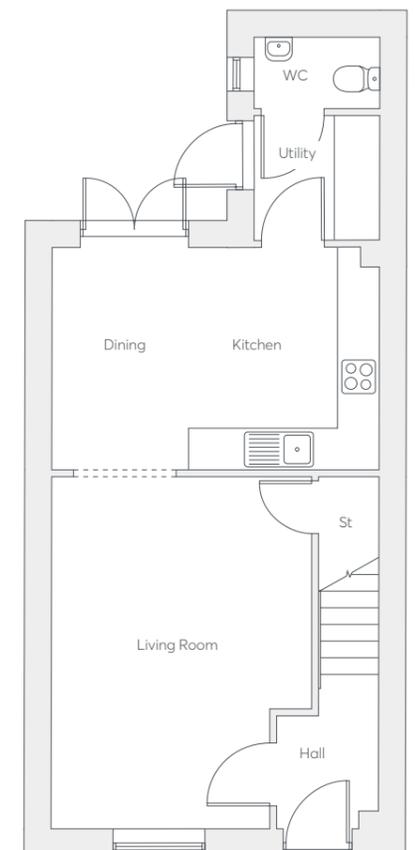
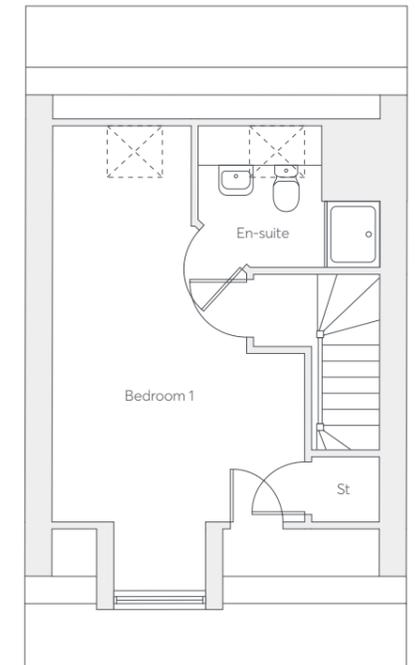
Living Room
3.78m x 5.09m
12'5" x 16'8"

Kitchen
2.77m x 3.22m
9'1" x 10'7"

Dining
1.99m x 3.22m
6'6" x 10'7"

Utility
1.83m x 1.81m
6'0" x 5'11"

WC
1.83m x 1.05m
6'0" x 3'5"





The Hemingate

1275 sq. ft.

4 Bedrooms
2 Bathrooms
Semi-Detached

Key Features

- Living room with walk-through to dining area
- Kitchen/dining room with french door to garden
- Utility room with back door
- Gallery landing with built in cupboard
- Main bedroom with en-suite
- Full gas fired central heating
- Downstairs WC

Second Floor

Bedroom 1
3.69m x 7.23m
12'1" x 23'9"

En-Suite
2.65m x 1.47m
8'8" x 4'10"

First Floor

Bedroom 2
2.64m x 4.37m
8'8" x 14'4"

Bedroom 3
2.64m x 3.93m
8'8" x 12'11"

Bedroom 4
2.02m x 3.22m
6'8" x 10'7"

Bathroom
2.02m x 1.91m
6'8" x 6'3"

Ground Floor

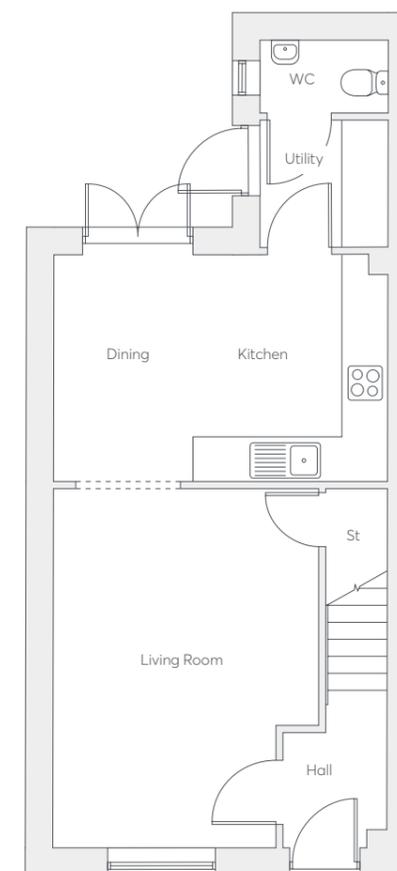
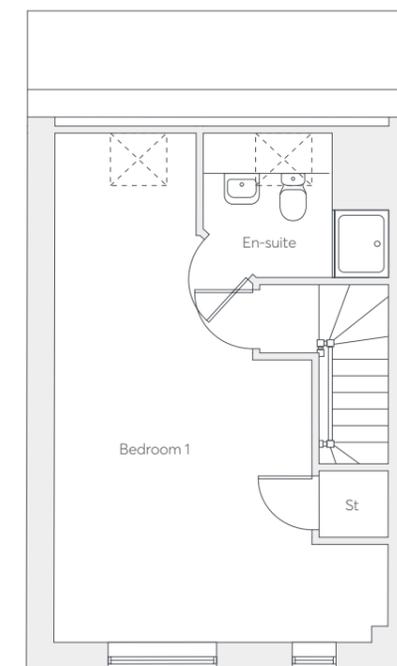
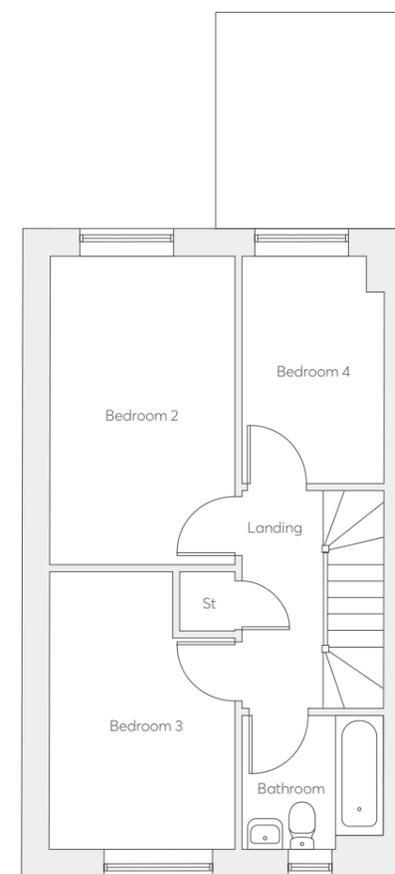
Living Room
3.81m x 5.09m
12'6" x 16'8"

Kitchen
2.77m x 3.19m
9'1" x 10'6"

Dining
1.99m x 3.22m
6'6" x 10'7"

Utility
1.83m x 1.81m
6'0" x 5'11"

WC
1.83m x 1.05m
6'0" x 3'5"





The Bramsgate

1379 sq. ft.

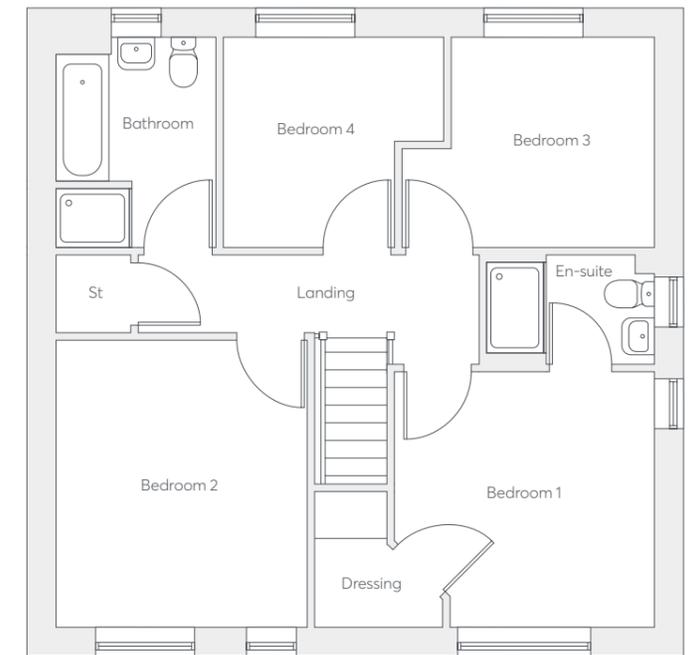
4 Bedrooms
2 Bathrooms
Detached

Key Features

- Open plan dual aspect living space with french doors
- Downstairs WC
- Utility room
- Private study
- En-suite bedroom with dressing room
- Family bathroom with separate shower
- Full gas fired central heating
- Double glazing and high-performance insulation throughout

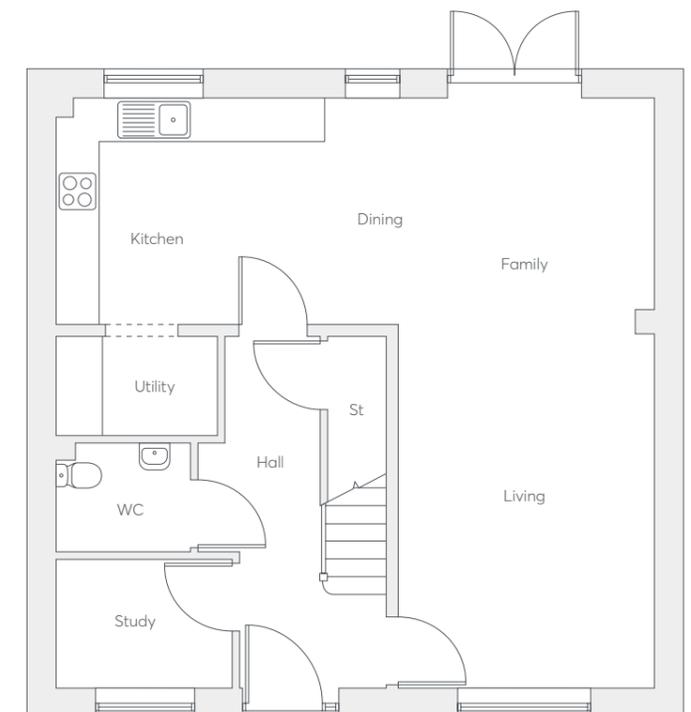
First Floor

- Bedroom 1**
3.45m x 3.51m
11'4" x 11'6"
- En-Suite**
1.47m x 2.28m
4'10" x 7'6"
- Bedroom 2**
3.86m x 3.39m
12'8" x 11'1"
- Bedroom 3**
2.85m x 2.75m
9'4" x 9'0"
- Bedroom 4**
2.85m x 2.31m
9'4" x 7'7"
- Bathroom**
2.85m x 2.18m
9'4" x 7'2"



Ground Floor

- Living**
4.64m x 3.49m
15'2" x 11'5"
- Kitchen**
3.06m x 3.66m
10'0" x 12'0"
- Dining**
3.06m x 1.61m
10'0" x 5'3"
- Family**
3.06m x 2.80m
10'0" x 9'2"
- Study**
1.74m x 2.39m
5'8" x 7'10"
- Utility**
1.35m x 2.19m
4'5" x 7'2"
- WC**
1.48m x 1.83m
4'10" x 6'0"





The Greengate

1473 sq. ft.

4 Bedrooms
2 Bathrooms
Detached

Key Features

- Dual aspect living room with french doors to garden
- Open plan kitchen/dining room with french doors to garden
- Utility room
- Family room
- Downstairs WC
- Study area
- Family bathroom with separate shower
- En-suite main bedroom with dressing room

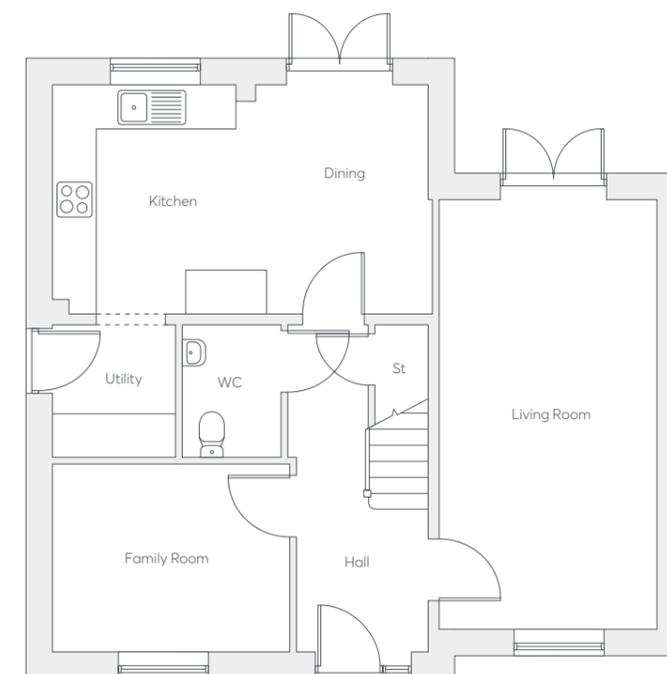
First Floor

- Bedroom 1**
3.40m x 3.50m
11'2" x 11'6"
- En-Suite**
1.94m x 1.52m
6'4" x 5'0"
- Bedroom 2**
3.29m x 3.85m
10'9" x 12'8"
- Bedroom 3**
3.29m x 3.08m
10'9" x 10'1"
- Bedroom 4**
2.36m x 3.19m
7'9" x 10'6"
- Bathroom**
3.14m x 2.08m
10'4" x 6'10"



Ground Floor

- Living Room**
3.23m x 6.37m
10'7" x 20'11"
- Kitchen**
3.17m x 3.38m
10'5" x 11'1"
- Dining**
2.48m x 3.38m
8'2" x 11'1"
- Family Room**
3.52m x 2.80m
11'6" x 9'2"
- Utility**
1.83m x 1.98m
6'0" x 6'6"
- WC**
1.47m x 1.98m
4'10" x 6'6"





The Cedargate

1552 sq. ft.

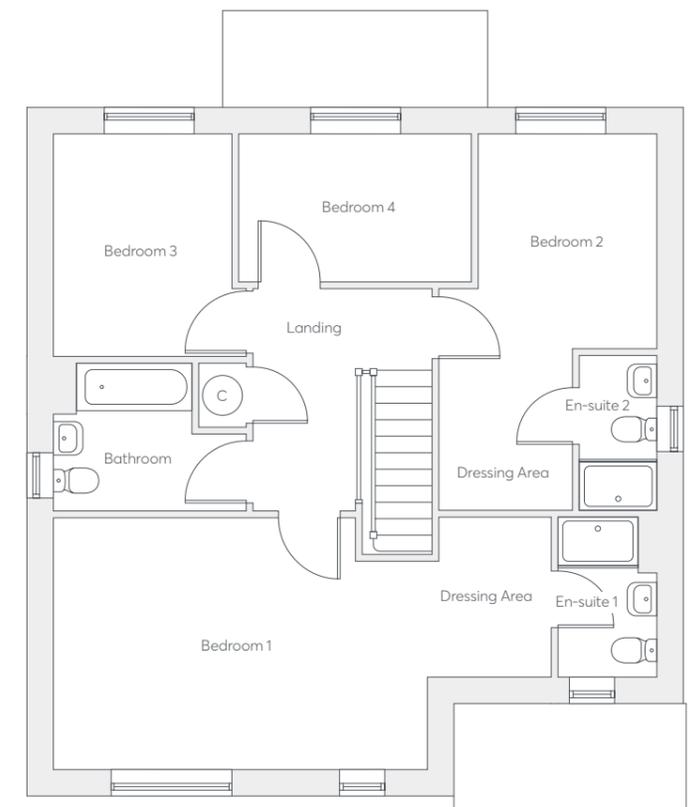
4 Bedrooms
3 Bathrooms
Detached

Key Features

- Open plan kitchen/dining and family room with french doors to garden
- Utility room
- Downstairs WC
- Dual aspect living room
- En-suite bedroom with dressing area
- Second en-suite bedroom with dressing area
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- PV solar panels to roof

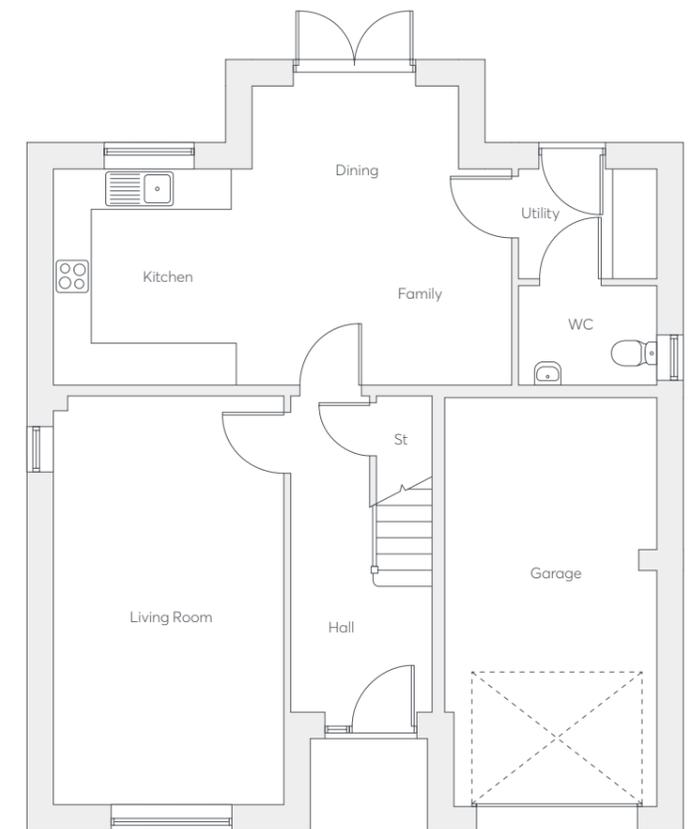
First Floor

- Bedroom 1**
5.59m x 3.74m
18'4" x 12'3"
- En-Suite 1**
1.50m x 2.40m
4'11" x 7'11"
- Bedroom 2**
2.68m x 5.57m
8'9" x 18'3"
- En-Suite 2**
1.19m x 2.29m
3'11" x 7'6"
- Bedroom 3**
2.67m x 3.30m
8'9" x 10'10"
- Bedroom 4**
3.43m x 2.18m
11'3" x 7'2"
- Bathroom**
2.87m x 2.17m
9'5" x 7'1"



Ground Floor

- Living Room**
3.45m x 6.08m
11'4" x 19'11"
- Kitchen**
2.93m x 3.18m
9'7" x 10'5"
- Dining**
3.11m x 2.61m
10'2" x 8'7"
- Family**
3.88m x 1.78m
12'9" x 5'10"
- Utility**
2.03m x 1.63m
6'8" x 5'4"
- WC**
2.07m x 1.47m
6'9" x 4'10"





The Bayness

1622 sq. ft.

5 Bedrooms
3 Bathrooms
Detached

Key Features

- L-shaped family kitchen/dining room with french doors to garden
- Utility room with french door
- Downstairs WC
- Feature staircase with gallery landing
- Two en-suite bedrooms, one with dressing area
- Family bathroom with separate shower
- Integral garage
- Full gas central heating

First Floor

Bedroom 1
2.78m x 3.37m
9'1" x 11'1"

En-Suite 1
2.67m x 1.19m
8'9" x 3'11"

Bedroom 2
3.79m x 3.08m
12'5" x 10'1"

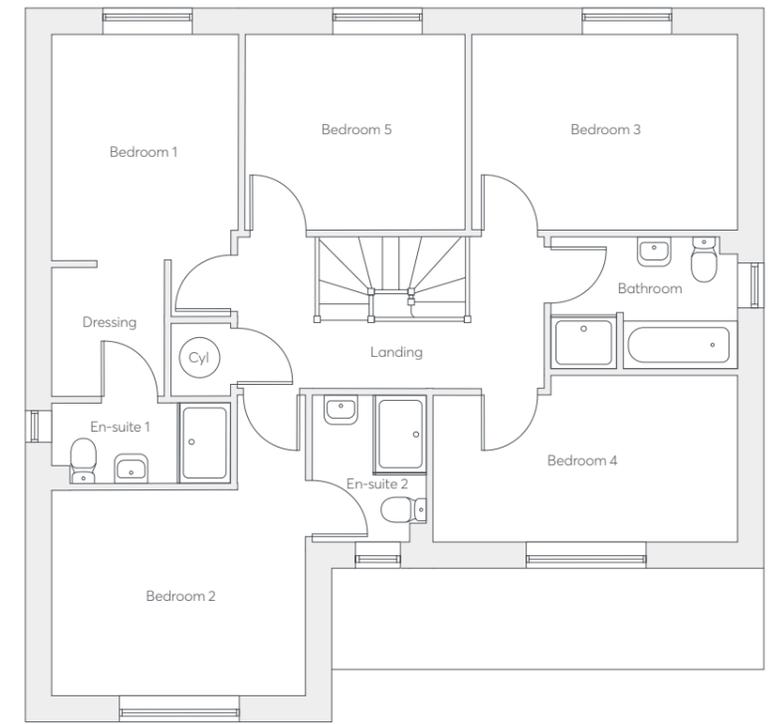
En-Suite 2
1.70m x 2.18m
5'7" x 7'2"

Bedroom 3
3.95m x 2.92m
13'0" x 9'7"

Bedroom 4
4.54m x 2.48m
14'11" x 8'1"

Bedroom 5
3.28m x 2.92m
10'9" x 9'7"

Bathroom
2.78m x 1.96m
9'2" x 6'5"



Ground Floor

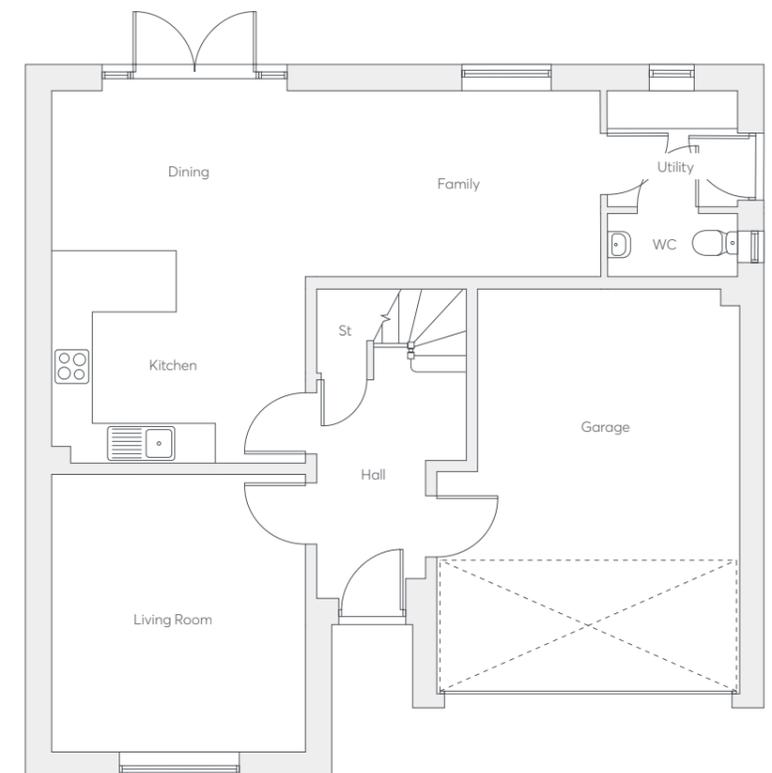
Living Room
3.79m x 4.11m
12'5" x 13'6"

Kitchen/Dining
3.79m x 5.57m
12'5" x 18'3"

Family
4.37m x 2.81m
14'4" x 9'3"

Utility
1.96m x 1.77m
6'5" x 5'10"

WC
1.96m x 0.95m
6'5" x 3'1"





The Arness

1857 sq. ft.

5 Bedrooms
3 Bathrooms
Detached

Key Features

- Open plan kitchen/dining and family room with french doors to garden
- Downstairs WC
- Utility room with back door
- Private study
- Family bathroom with separate shower
- En-suite to bedroom 1
- Jack & Jill en-suite to bedrooms 2 and 3
- Full gas fired central heating
- Double glazing and high-performance insulation throughout

First Floor

Bedroom 1

3.57m x 3.49m
11'8" x 11'5"

En-Suite 1

2.07m x 1.69m
6'9" x 5'6"

Bedroom 2

3.94m x 3.27m
12'11" x 10'9"

En-Suite 2

2.18m x 2.59m
7'2" x 8'6"

Bedroom 3

3.57m x 3.71m
11'8" x 12'2"

Bedroom 4

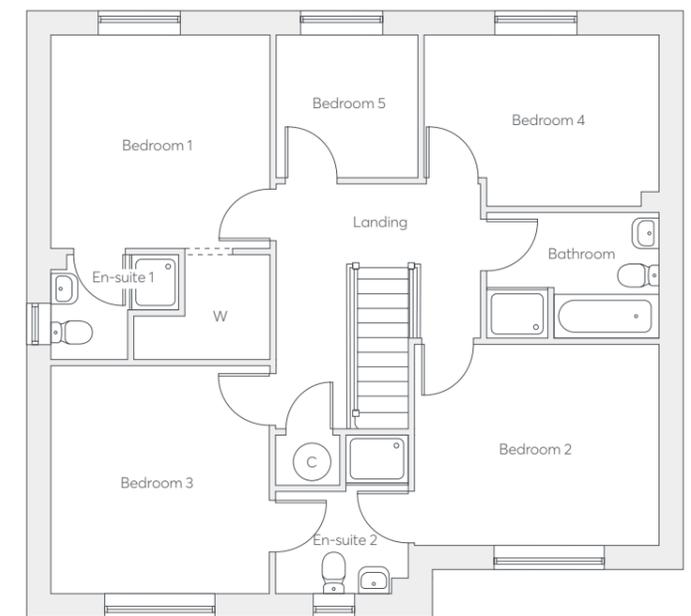
3.82m x 2.80m
12'7" x 9'2"

Bedroom 5

2.28m x 2.34m
7'6" x 7'8"

Bathroom

2.80m x 2.04m
9'2" x 6'8"



Ground Floor

Living Room

3.87m x 4.98m
12'9" x 16'4"

Kitchen

3.10m x 3.60m
10'2" x 11'10"

Dining

2.77m x 3.60m
9'1" x 11'10"

Family

3.99m x 3.18m
13'1" x 10'5"

Study

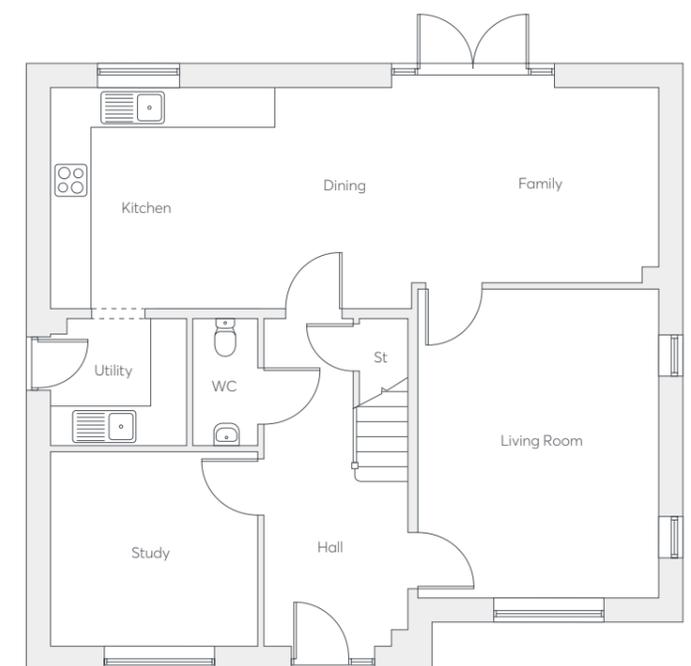
3.37m x 3.16m
11'1" x 10'5"

Utility

2.22m x 2.07m
7'4" x 6'10"

WC

1.06m x 2.07m
3'6" x 6'10"



Specification

Kitchen/Laundry

Contemporary style fitted kitchen with selection of colour choices

Worktop with upstand to wall

Composite single bowl sink and monobloc mixer tap

Integrated cooker hood and stainless steel splashback to hob

4-Zone Induction Hob

Stainless steel single fan oven

Plumbing and electrics for washing machine

Plumbing and electrics for dishwasher

3 spot LED track light to ceiling

Bathroom/En-Suite/WC

Roca contemporary style white sanitaryware with VADO monobloc tap

VADO Thermostatic shower mixer valve (where applicable)

Low profile shower tray with chrome style framed clear glass enclosure

Ceramic wall tiles to bathroom and en-suites (please refer to drawings for specific areas)

Electrical

TV socket to lounge

BT socket (housetypes vary - please see drawings for location)

White sockets and switches

PIR operated porch light

Front doorbell and chime

USB charging socket to kitchen

Power and lighting to integral garages

Photovoltaic roof panels (position and quantity specific to plot and orientation - ask for details)

Battery operated carbon monoxide detectors (locations vary)

Mains wired (with battery back-up) smoke detectors

Heating

Gas central heating throughout

Thermostatically controlled radiators to all rooms (except where room thermostats are fitted)

Programmable control of heating zones

Exterior

Double glazed PVCu windows

Double glazed PVCu french casement doors to patio (where layout permits)

PVCu fascias, soffits and rainwater goods

Multi-point door locking system to front and rear/side doors

Up-and-over steel garage door (where applicable)

House numbers ready fitted

Decorative

Square spindles and newels to staircase

Square featured skirting boards and architraves

Vertical Panel White internal doors with satin handles

Smooth finish ceilings, painted in white

Walls painted in white satin finish

Woodwork painted in white satin finish

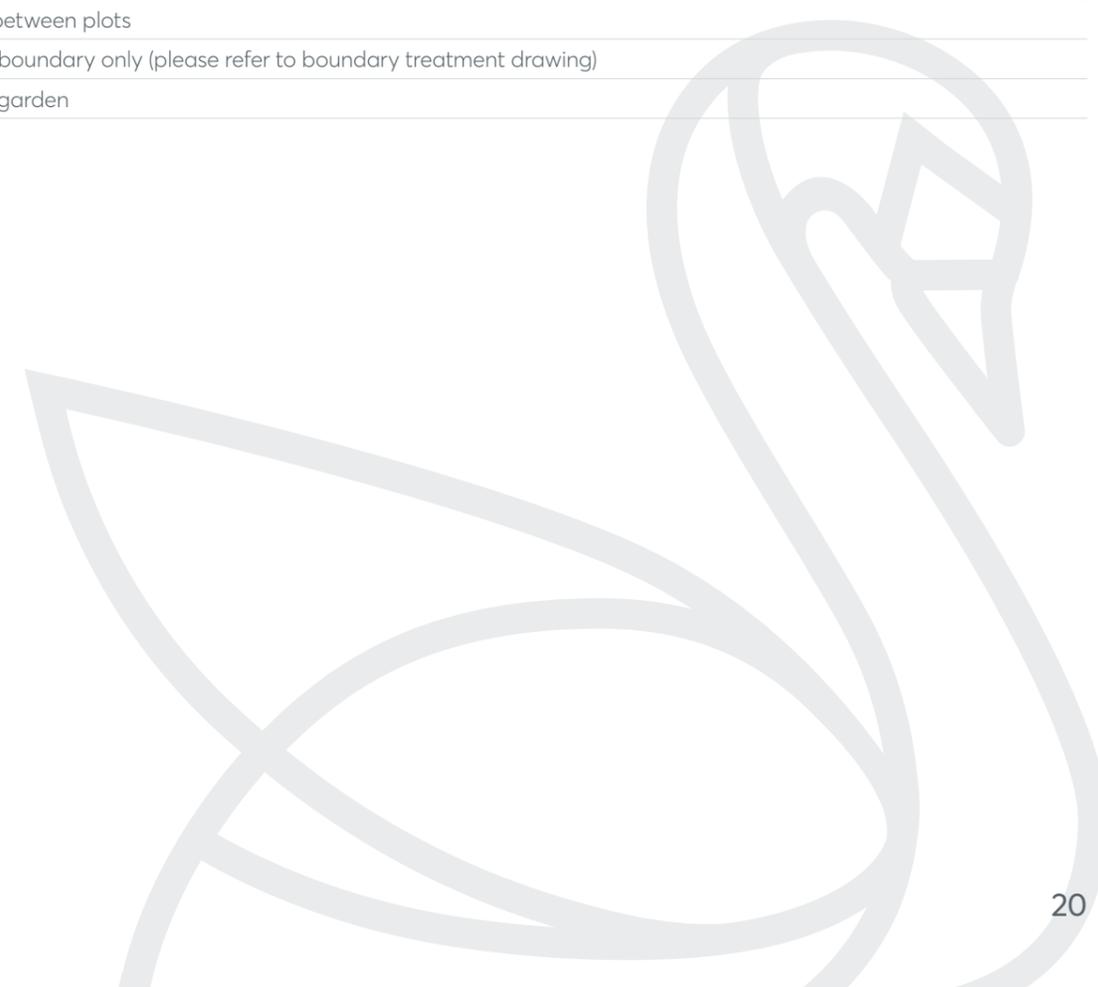
Landscaping

Turf to front garden

0.9m post and rail fence between plots

1.8m screen fence to rear boundary only (please refer to boundary treatment drawing)

Rotovated topsoil to rear garden





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Monday

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