



The Amberley, Wellington Place, Newton Garden Village,  
NG13 8HA



# The Amberley Wellington Place Newton Garden Village

Redrow Homes development, Wellington Place at Newton Garden Village, is situated on the historic site of the Newton RAF base, and is set to provide high quality two, three and four bedrooms homes near Nottingham, as well as a brand new community.

Located approximately eight miles from the city, and with excellent access to the popular market town of Bingham via a new bridge over the A46, Newton Garden Village enjoys a superb position. There are outstanding local schools, attractive countryside, and accessible commuter connections by road and rail - all making this a perfect place to live and thrive.

The Amberley is a well thought out detached family home which provides around 1137 sq ft of accommodation including an entrance hall, a lounge, a dining kitchen, a utility room and cloakroom to the ground floor, with three bedrooms (master en-suite), and a bathroom to the first floor.

(External Picture Shown Is A Computer Generated Image)

Asking Price £340,950





## GROUND FLOOR ACCOMMODATION

### Kitchen / Dining

18'11" x 10'9" (5.77m x 3.28m)

### Lounge

18'11" x 10'9" (5.77m x 3.28m)

### Utility

7'2" x 5'9" (2.18m x 1.75m)

### Cloaks

5'7" x 3'9" (1.70m x 1.14m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

12'1" x 10'10" (3.68m x 3.30m )

### En-Suite

7'2" x 6'7" (2.18m x 2.01m)

### Bedroom Two

10'10" x 10' (3.30m x 3.05m)

### Bedroom Three

11' x 8'8" (3.35m x 2.64m)

### Bathroom

7'3" x 6'6" (2.21m x 1.98m)



# DISCLAIMER NOTES

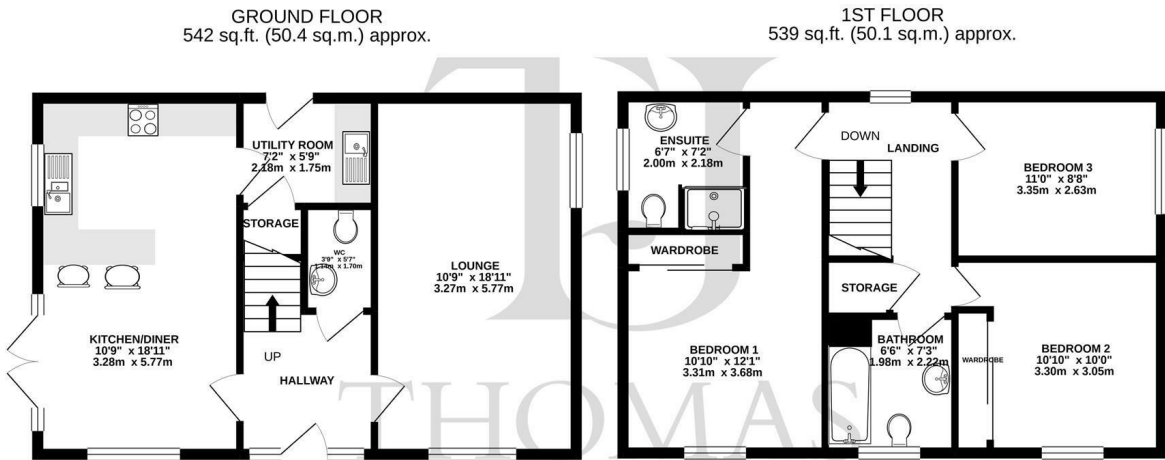
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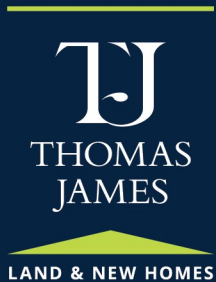
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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