

# Abbey Fields Grange

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Hucknall  
Nottinghamshire

A collection of 2, 3 and 4 bedroom homes



## A reputation built on solid foundations

**Bellway has been building exceptional quality new homes throughout the UK for over 75 years, creating outstanding properties in desirable locations.**

During this time, Bellway has earned a strong reputation for high standards of design, build quality and customer service. From the location of the site, to the design of the home, to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process.

We create developments which foster strong communities and integrate seamlessly with the local area. Each year, Bellway commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving - as well as creating - open spaces for everyone to enjoy.

Our high standards are reflected in our dedication to customer service and we believe that the process of buying and owning a Bellway home is a pleasurable and straightforward one. Having the knowledge, support and advice from a committed Bellway team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.



Bellway abides by the New Homes Quality Code, an independent industry code established to champion quality new homes and deliver better outcomes for consumers.



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Over **75**  
YEARS of QUALITY  
SINCE 1946



THE  
**ARTISAN**  
COLLECTION



**Over 75 years of housebuilding expertise and innovation distilled into our flagship range of new homes.**

Artisan traditions sit at the heart of Bellway, who for more than 75 years have been constructing homes and building communities. This proud history provides us with a solid foundation from which to develop and grow; culminating in the launch of our Artisan Collection.

Timeless qualities, such as craftsmanship, attention to detail and excellence, are combined with contemporary construction techniques to create a new generation of properties suited to today's homebuyer. External design features reflect the local environments in which we build and a

refreshed and improved internal specification carefully marries design with practicality, meeting the aspirations of our valued customers and creating homes people want to live in.

The feedback from our customers across Great Britain has helped to develop the house styles within this new range, which embody our high standards of quality and sustainability, together with an unwavering belief in workmanship. Today's lifestyles demand exceptional new homes. The Artisan Collection delivers that and more, to become our hallmark of excellence and legacy for tomorrow.

**Inspired by you. Crafted by Bellway.**



## Find your perfect space

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At Abbey Fields Grange, you'll find an exclusive collection of 2, 3 and 4 bedroom homes in the market town of Hucknall. Each of these beautiful homes has been built using only the highest quality materials to meet Bellway's exacting standards, creating a pristine blank canvas for anyone to make their own. Whether you are a first-time buyer, a growing

family, a commuting professional or you're looking to downsize to somewhere more convenient, Abbey Fields Grange will appeal to you. Each home boasts light and versatile interior space, off-road parking or garage, great transport connections and well-regarded local schools, all in a location just six miles from Nottingham city centre.



Horse and Groom, Linby.



Misk Hills, Hucknall.

# The best of town city and country

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Poppyfields, Hucknall.

Abbey Fields Grange is just a four-minute drive from Hucknall town centre, so all the essential shops and services are close by. These include supermarkets, banks, pharmacies a post office, library, leisure centre and much more. There is also a great selection of independent stores, high street favourites and a local market, along with a number of homeware and fashion outlets at nearby Giltbrook Shopping Park.

For indoor leisure, the local art-deco cinema shows all the latest blockbusters, while the Kangaroo Trampoline Park provides the perfect place for the kids to let off steam. However, if you prefer to be out in the fresh air, there are also plenty of local options for you.



Hucknall Parish Church.

Titchfield Park is within walking distance and offers a fantastic area of open space. Here you'll find everything from sports pitches and playgrounds to wildflower meadows and a bee garden. There's also a café serving refreshments. Alternatively, the beautiful Mill Lakes plays home to countless species of wildlife and also forms part of the wider Bestwood Country Park, where you can find a network of woodland walks.

Nearby Bulwell Hall Park provides even more opportunity to get out in the fresh air, and golfers are spoilt for choice with the adjacent Bulwell Hall Golf Course, plus the Leen Valley Golf Course a short drive north.

When it comes to education, there is a day nursery across the road from Abbey Fields Grange, a primary school within walking distance, a choice of secondary schools within a 10-minute drive and Hucknall Sixth Form centre located in the town centre.

Higher education can be found at Nottingham Trent University which is in Nottingham city centre, 20 minutes away by road or a short ride from nearby Butler's Hill tram stop. Here, you can also find a wealth of shopping, entertainment and leisure activities, so you'll never be short of things to do.

For travelling further afield, the nearby M1 goes all the way from Leeds to London and Hucknall railway station offers regular direct services to Mansfield and Nottingham. East Midlands Airport can also be reached in as little as half an hour by road and operates flights to a wide range of European destinations.



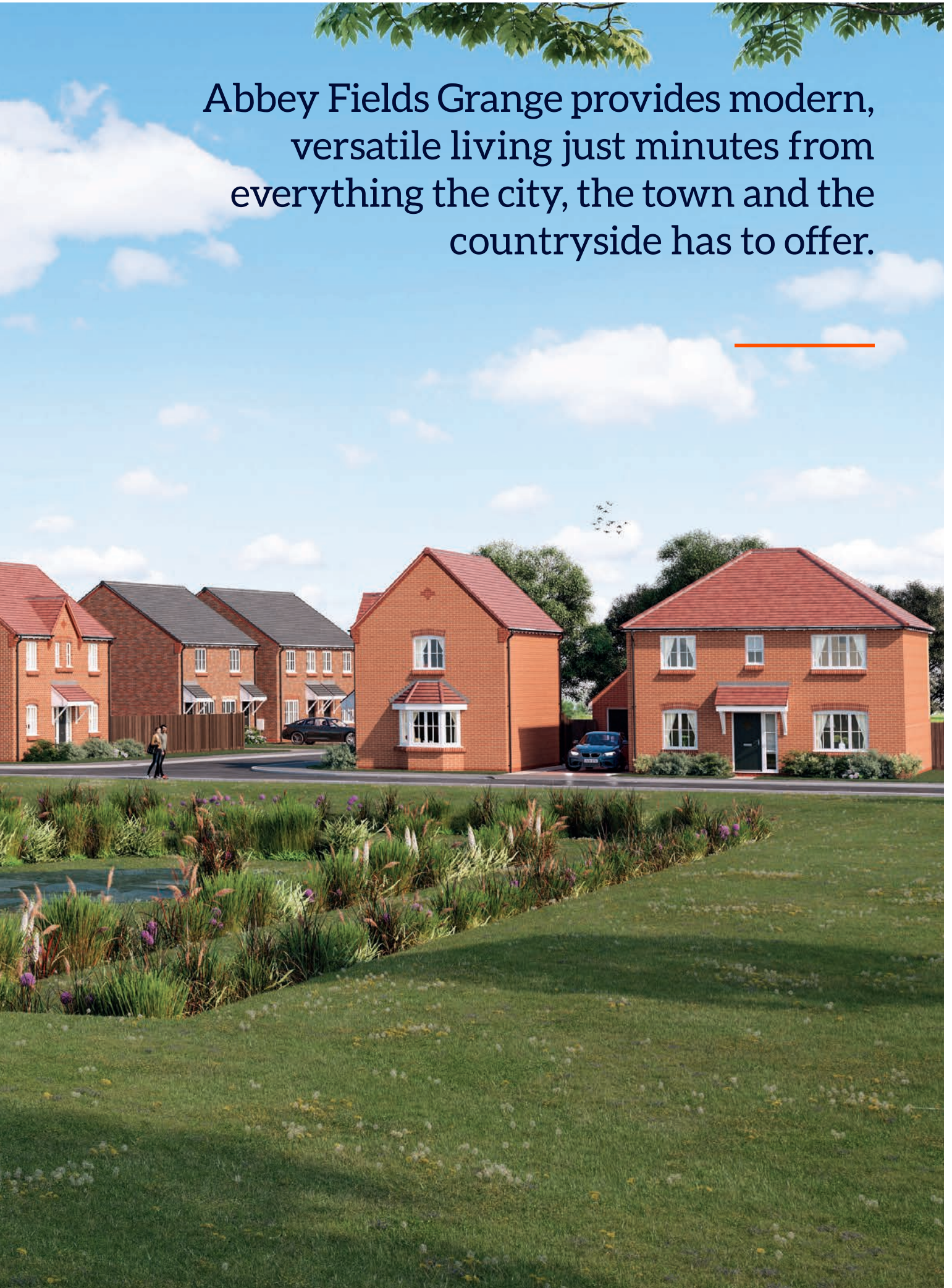
THE  
**ARTISAN**  
COLLECTION



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Abbey Fields Grange provides modern,  
versatile living just minutes from  
everything the city, the town and the  
countryside has to offer.

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THE  
ARTISAN  
COLLECTION

## Specification

An enhanced specification is the hallmark of the Artisan Collection.

All of our homes are equipped with superior fixtures and fittings, which dovetails perfectly with our focus on design and attention to detail.

Dedicated to delivering quality







Make your new home as individual as you are

## *Additions*

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Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options, subject to build stage, to make sure your new home feels distinctly different.

Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.



# Customer Care

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From the first day you visit one of our sales centres to the day you move in, we aim to provide a level of service and after-sales care that is second to none.

Each home is quality checked by our site managers and sales advisors, after which we invite our customers to a pre-occupation visit. These personalised visits provide a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing high levels of customer care and building quality homes is our main priority. However, we are aware that errors do sometimes occur and where this happens

it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity.

In managing this process we have after sales support that is specifically tasked to respond to all customer enquiries.

We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home. A 10 year NHBC warranty provides further peace of mind.

We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

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Over **75**  
YEARS of QUALITY  
SINCE 1946

Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Computer generated images are shown for illustrative purposes only. The identification of schools and other educational establishments is intended to demonstrate the relationship to the development only and does not represent a guarantee of eligibility or admission. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Sources: Google, The AA, National Rail and, where relevant, Transport for London.

The particulars in this brochure are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

# How to find us

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**Bellway**