# The Maples

BALDERTON



A Contemporary Collection of
2 Bed Bungalows and 1, 2, 3, 4 & 5
Bedroom Energy Efficient Homes

More than a *home*

# More than a *home*

## At Arkwood Living, we are proud to create homes and communities where people can thrive, and The Maples is no exception.

Located in the popular village of Balderton, The Maples offers a collection of beautifully designed maisonettes, bungalows and family homes, providing something for every stage of life. Set within a well-connected location close to Newark-on-Trent, residents can enjoy the benefits of an established community alongside excellent amenities and transport links.

Simply choose The Maples.

*Reserve early and personalise your new home with a range of carefully selected choices and upgrades.*





# The **Arkwood** advantage

## Thoughtfully designed. *Built to last.*

At Arkwood Living, we create thoughtfully designed homes that combine quality craftsmanship, energy efficiency and modern living. Every home is built with care, backed by exceptional customer service and designed to deliver lasting quality and value.

### DESIGNED FOR MODERN LIVING

Flexible layouts, practical spaces and thoughtful design features that work around the way people live today.

### MAKE IT YOUR OWN

Reserve early and personalise your home with a carefully selected range of finishes, fixtures and upgrades.

### ENERGY EFFICIENT BY DESIGN

Solar panels, smart heating controls and energy-saving features help reduce running costs while supporting a more sustainable lifestyle.

### A CUSTOMER EXPERIENCE BUILT AROUND YOU

From your first visit through to moving day, our team is committed to making your home-buying journey as smooth and enjoyable as possible. Our structured 10 Stage Customer Journey keeps you informed every step of the way, while dedicated aftercare and a 10-year warranty provide peace of mind long after you've moved in.

### MORE INCLUDED AS STANDARD

Many features that are often upgrades elsewhere come included as standard, from integrated appliances to quality flooring.










### THE PRINCIPLES BEHIND EVERY ARKWOOD HOME

Our values shape the way we design, build and care for every home and community.

### LOCAL RESPONSIBILITY

Creating homes and communities that make a positive contribution to the places where we build.

### DEPENDABLE QUALITY

Built with care, attention to detail and a commitment to lasting quality.

### BETTER BY DESIGN

Thoughtfully designed homes that balance comfort, practicality and style.

### MORE THAN A HOME

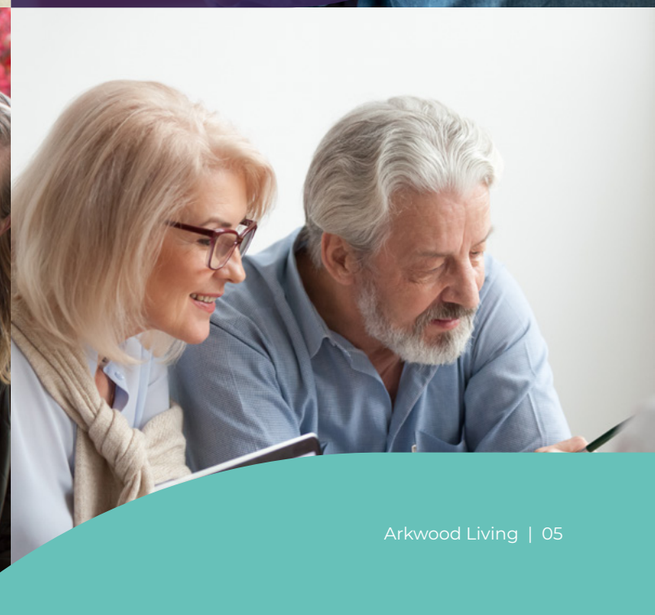
Creating neighbourhoods where people can feel connected, settled and proud to live.

### WE CARE

Outstanding customer service, comprehensive aftercare and reassurance long after move-in day.







# Designed for modern lifestyles

The Maples offers a collection of high-quality homes that combine style, practicality and energy-efficient living.





The Maples
BALDERTON

## A Contemporary Collection of Homes Designed for Modern Living

Whether you're taking your first step onto the property ladder, searching for more space for a growing family or looking to downsize without compromise, The Maples offers a home to suit every stage of life. Thoughtfully designed and built to a high specification, the development brings together a collection of one and two-bedroom maisonettes, two-bedroom bungalows and spacious two, three, four and five-bedroom homes.

Designed with modern lifestyles in mind, every home combines contemporary styling, practical living spaces and energy-efficient features to create places that are both comfortable and economical to run. Flexible layouts, quality finishes and opportunities for personalisation make it easy to create a space that reflects your individual needs and tastes.

At Arkwood Living, we believe a new home should be more than just a place to live. It should be somewhere you can put down roots, create lasting memories and feel proud to call your own. That's why we take great care to create homes and communities designed around the people who live in them.

Choosing the right location is just as important as choosing the right home. At The Maples, you'll enjoy the perfect balance of village life and modern convenience, with excellent connections to nearby towns, cities and beyond.

Located in the established village of Balderton, just minutes from Newark, The Maples is ideally placed for work, leisure and everyday living. Whether you're commuting, visiting friends and family or enjoying a day out, everything is within easy reach.

Newark North Gate provides direct services to London King's Cross in around 75 minutes, while the nearby A1 and A46 offer convenient access to Nottingham, Lincoln, Leicester and the wider East Midlands. With excellent road and rail connections close to home, The Maples puts you in a position to make the most of every opportunity.

**CLOSEST CITIES BY CAR**

LINCOLN IN *40 mins**
NOTTINGHAM IN *35 mins**
LEICESTER IN *50 mins**

**CLOSEST TOWNS BY CAR**

NEWARK-ON-TRENT IN *5 mins**
SOUTHWELL IN *20 mins**
GRANTHAM IN *30 mins**

**DIRECT TRAINS**

NEWARK TO LONDON KING'S CROSS
*1 hour 15 mins**

* Travel times may vary






# Convenience Without Compromise

## KEY FEATURES

- Excellent connections by road and rail
- Direct trains to London King's Cross
- Easy access to the A1 and A46
- Newark town centre just minutes away
- Well-positioned for commuting across the East Midlands
- Village setting with city connections



## Everyday Essentials

| | |
|---|---|
| **Post Office** | 8 mins walk |
| **Pharmacy** | 5 mins walk |
| **Supermarket** | 9 mins walk |
| **Medical Centre** | 5 mins walk |

## Education

| | |
|---|---|
| **Primary School** | 15 mins walk |
| **Secondary School** | 20 mins walk |

## Leisure & Connections

| | |
|---|---|
| **Pub** | 19 mins walk |
| **Train Station** | 10 mins drive |
| **Hospital** | 7 mins drive |

*Estimated drive time



# Local Area and Amenities

Balderton combines the warmth of an established community with all the conveniences of modern living. From everyday essentials to leisure activities and green open spaces, everything you need is close to hand.

Residents of The Maples can enjoy a wide range of local amenities, including supermarkets, healthcare facilities, cafés, pubs and well-regarded schools.

Nearby community groups and initiatives, including Grow Balderton, help bring local people together and contribute to the strong sense of community that makes the village such a popular place to live.

For those who enjoy spending time outdoors, Balderton Lake provides a peaceful setting for walking, cycling, fishing and enjoying nature close to home. Residents can also take advantage of nearby Sconce and Devon Park, with its open green spaces and recreational facilities, while riverside walks and cycle routes along the River Trent offer further opportunities to explore the surrounding area.

Just a short distance away, Newark offers an even wider choice of shopping, dining and leisure facilities, alongside its historic market square, independent businesses and year-round events.

Together, Balderton and Newark provide a lifestyle that combines convenience, community and plenty of opportunities to enjoy your surroundings.

# ALL INCLUDED, UNIQUELY YOURS

## Bespoke Home Choices

Choose an Arkwood Living home and you will immediately appreciate the care and attention that has gone into every aspect of its design. From intelligently planned layouts to a high specification included as standard, we have carefully considered every detail to make moving into your new home as simple and enjoyable as possible.

We also understand that your home should reflect your own style and personality. That's why we offer a range of carefully selected options, including kitchen finishes, flooring choices and electrical upgrades, giving you the opportunity to personalise your home and make it truly your own.

Reserve early and unlock a world of possibilities, allowing you to add those personal touches that transform a new house into your perfect home.

To find out more about the choices available, speak to one of our sales advisers.

*Reserve early and personalise your new home with a range of carefully selected choices and upgrades.*

# Included in Your New Home

At Arkwood Living we're proud to offer a high base specification all included in the price of your new home. So knowing that we've got you covered, you don't have to worry about the little things and can just look forward to selecting the colour choices that will personalise your home in your own style.

### Kitchen and Utility

- Choice of contemporary or traditional kitchen styles (subject to house type)
- Selection of door finishes and handle options to personalise your kitchen
- 40mm square edged laminate worktop
- 22mm laminate, Quartz and Granite worktop upgrades available
- Soft close doors and drawers throughout
- Quality stainless steel sink with chrome mixer tap
- Chrome sockets and switches to visible locations
- Integrated recycling bin (subject to house type)
- Carousel corner storage and cutlery tray (subject to house type)
- Coordinated utility room cabinetry and worktops (where applicable)

**White goods as standard including:**

- Integrated Washer/Dryer
- Integrated Fridge/Freezer
- Integrated Dishwasher
- Integrated single or double oven
- Integrated ceramic hob
- Stainless steel extractor hood

A range of options to further customise your new kitchen are available. Please ask the sales adviser for more information.

### Bathroom, en suite and WC

- White floor mounted contemporary bathroom suite with chrome fittings
- Full height tiling around baths and shower enclosures with half height to sanitaryware walls
- Shower over bath and dedicated shower enclosure (where applicable)
- White porcelain wash hand basin with chrome taps
- Chrome heated towel rail to all bathrooms and en suites
- LED downlights to bathrooms and en suites
- Vanity Unit to family bathroom
- Bevelled edge mirrors and toilet roll holders to bathrooms, en suites and cloakrooms
- Towel Rail included in the WC

### Internal Finishes

- Contemporary pre-finished oak internal doors throughout
- Contemporary chrome electrical fittings to principal living areas, kitchen and visible locations
- Square section contemporary white satin finished skirting and architraves
- White matt emulsion to all walls

### Floor Coverings

- Entrance matting included as standard to all hallways by the front entrance door
- Contemporary luxury vinyl tile flooring (LVT) flooring throughout the ground floor with a selection of wood-effect colour choices (subject to house type)
- First and second floor areas and staircases will come fitted with high quality carpets from our selected range
- Bathrooms, en suites and WCs will have modern vinyl flooring with a choice of colours
- Herringbone and ceramic tile upgrades available

### Electrical and Lighting

- Chrome sockets and switches where visible
- Chime doorbell installed
- Contemporary external lighting included
- EV charging point to each property
- A combination of pendant, downlight and decorative bulkhead light fittings throughout the home (subject to house type)
- LED Lighting and power sockets to garages

### Connectivity

- Multimedia points have been allowed for in your lounge and principal bedroom including phone, digital aerial and Sky Q compatibility
- Subsequent bedrooms will have a tv point

### Home Comfort

- Energy efficient central heating system
- Smart programmable heating controls
- Low energy lighting is installed throughout, supporting reduced running costs
- Solar panels provided to each property

### Safety and Security Features

- Smoke, heat and carbon monoxide detectors installed to your new home
- Contemporary low energy external light to the front and rear elevation
- Mains Powered Intruder Alarm with LED keypad and bell box to each home
- All ground floor windows shall be fitted with key operated locks and anti-jemmy device and security restrictors
- Composite insulated front door with multi point locking system, security chain and door viewer

### External Finishes

- A+ rated double glazed UPVC windows throughout
- Grass seeded to the rear garden and low level planting and/or turf to the front of the property
- Paved patio
- Sliding doors, French doors or Bi-Fold doors to the rear garden dependent on house type
- High quality frost resistant facing brickwork in a range of finishes

## ENHANCED SPECIFICATION FOR 5 BEDROOM HOMES*

Selected larger homes benefit from an enhanced specification including:

- Luxury vinyl tile flooring throughout the ground floor
- Premium kitchen cabinetry and upgraded appliances
- Quartz worktops and composite sink
- Built-in microwave and wine cooler
- American-style fridge freezer
- Instant hot water tap
- Under cabinet and plinth lighting
- Ground floor underfloor heating to selected homes

* Specification varies by plot.
Please speak to a sales adviser for full details.



Please note the standard specification may vary by house type and is subject to change. Images provided throughout this brochure are for illustrative and marketing purposes only and may not fully reflect the Arkwood Living specification.



# Ways to Help You Buy Your New Home

**Whether you're taking your first step onto the property ladder, moving to a larger home, or downsizing, we're here to help make your move as smooth and straightforward as possible.**

At Arkwood Living, we understand that every buyer's circumstances are different. That's why we offer a range of purchasing incentives and tailored solutions on selected homes, helping you move into your new home sooner than you might think.

Speak to our sales team to find out which schemes are available on your chosen home and how we can help make your move a reality.

DEPOSIT UNLOCK

## Deposit Unlock

Unlock the door to your new home with the Deposit Unlock scheme. Designed for first-time buyers and existing homeowners, this scheme allows you to purchase a new-build home with just a 5% deposit – making your dream home more affordable and within reach.



## EASYMove

If you've already found your dream Arkwood Living home but haven't yet been able to sell your current property, we could help you and even pay your estate agent fees*.



## Part Exchange

If you want to take the stress and hassle out of selling your property then Part Exchange could be the scheme for you. Our Part Exchange partner could purchase your house, making you chain-free and able to move into your new Arkwood Living home as soon as it's ready.

# Taking Good Care of You



3

## MEETING THE CONSTRUCTION TEAM

Your sales adviser will give you the opportunity to meet a representative from our Construction Team, reassuring you that quality is at the heart of everything we do.



1

## RESERVING YOUR HOME

After payment of the reservation fee, we will confirm this to you in writing within 48 hours, which gives you the complete peace of mind that your new home has been reserved for 28 days.

2

## ALL ABOUT YOUR NEW HOME

Within 10 days of reserving, you will have a review meeting with your sales adviser that will make sure you understand everything about your new home.





5

## A MOMENT TO CHERISH

We know that it's not every day that you buy a brand new home and so we'll invite you on-site to create a moment to remember by laying a brick or placing a time capsule for generations to come.

4

## CONFIRMING OUR BUILD PROGRAMME

Within 7 days of placing your reservation, we'll write to you confirming when your new home is programmed for completion, so you can get on with planning your move.







6

## ADDING THAT PERSONAL TOUCH

At Arkwood Living we offer you an impressive range of standard choices and additional items which, subject to the build stage, will allow you to make those personal choices that help to turn a new house into your new home.



7

## QUALITY ASSURANCE – WITH EXTRA PRIDE

We take great pride in the construction of your new home and so not only will it be subject to rigorous quality checks and will meet with approved best practice and building regulations; but we'll also go that step further by ensuring that every single home is inspected by a member of the senior management team making sure that the build quality meets our exacting standards.

8

## HANDOVER & DEMONSTRATION

On move in day you will be given a home demonstration of the appliances, heating and hot water systems and your sales adviser will also explain our 2-year customer care cover and your 10-year structural warranty.



9

## SETTLING IN

Our customer care doesn't stop on the day you move in. Within 7 days of completion, a member of the team will contact you to check how you're settling in and will also help with any minor operational aspects of your home or remedial items that require our attention.



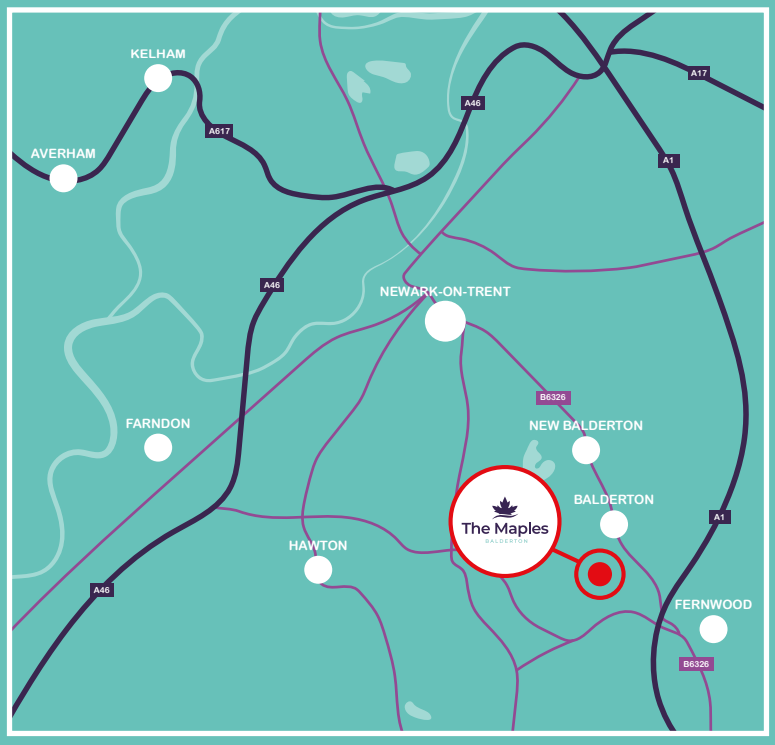
10

## YOUR FEEDBACK

How you found your experience is incredibly important to us and we are always keen to listen and learn. Within 28 days of moving in we'll contact you to find out how well we did.



Arkwood
LIVING




The Maples, Mead Way, Balderton, NG24 3DZ

enquiries@arkwooddevelopments.co.uk

arkwoodliving.co.uk