



Sales



3 Bedroom House

Alvaredus | Fairham Pastures | The Cedar (E3)

£124,000

Contact Us

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Full Description

3 bed 1 bathroom

Plots 95, 103, 104, 105 – The Cedar

3-Bedroom Semi-Detached Home at Alvaredus, Fairham Pastures, Nottinghamshire

emh sales is delighted to present **Plots 95, 103, 104, 105 – The Cedar**, a stylish three-bedroom semi-detached home set within the sought-after **Alvaredus development at Fairham Pastures**. Combining contemporary design, practical living space, and the benefits of Shared Ownership, this home offers an excellent opportunity to step onto the property ladder.

About The Cedar

The Cedar is a well-planned home designed for **comfortable, modern living**. With a light-filled layout and versatile space, it is perfectly suited to growing families, first-time buyers, or those working from home.

Ground Floor

- Welcoming entrance hallway leading into a **bright and spacious lounge**
- Convenient downstairs W/C with wash hand basin and stylish splash-back tiling
- Modern **dining kitchen** with integrated oven, hob, and cooker hood

- Direct access to a **private, turfed rear garden**

First Floor

- Three **well-proportioned bedrooms** offering flexible living space
 - Contemporary family bathroom with a **three-piece suite and shower over bath**
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Key Features

- Gas central heating
 - Double glazing throughout
 - Off-road parking
 - Turfed rear garden
 - Modern kitchen with integrated appliances
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Incentives Available

- **Carpets included throughout**
 - **Annual tram pass on completion**
 - **£500 towards legal fees** when using an emh panel solicitor
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Pricing & Shares

The full market value of this home is **£310,000**. With **Shared Ownership**, you can purchase from as little as **10%** (subject to affordability assessment), making homeownership more accessible and achievable. For full details of monthly costs—including rent on the remaining share and any applicable service charges—please refer to the **Key Information Document (KID1)**.

New Model Shared Ownership (NMSO) Benefits

- Buy your initial share from as little as **10%**
 - Increase your ownership with **staircasing options from just 5%**
 - Option to purchase an additional **1% each year for up to 15 years**
 - **10-year support** from emh for certain repairs and maintenance
 - Long-term peace of mind with a **990-year lease**
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About the Area

Alvaredus at Fairham Pastures forms part of an exciting **£800 million new community**, ideally positioned near Barton-in-Fabis. This growing location offers excellent connectivity and a range of planned amenities.

- Approximately **5 miles from Nottingham city centre**
 - Close to **East Midlands Airport** and **East Midlands Parkway** with direct rail links to London
 - Future amenities to include a **primary school, health centre, and community hub**
 - A vibrant neighbourhood featuring **green spaces, employment opportunities, and high-quality homes**
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Don't Miss Out

This is a fantastic opportunity to secure a **modern, energy-efficient home** in a thriving new community—enhanced by valuable incentives to help you move sooner. [Enquire today to find out more or start your application](#)

Features

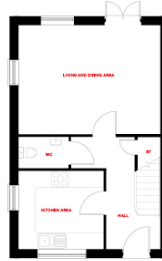
- 3 Bedroom semi detached house
- Incentives available
- New Model Shared Ownership (NMSO)
- Lounge
- Fitted kitchen with upstands
- Built in oven hob and extractor hood

- Downstairs WC
- Carpets included
- Vinyl flooring to wet areas
- Downstairs WC
- Family bathroom with shower over the bath and heated chrome towel rail
- Enclosed turfed rear gardens
- Off road parking

Location



Floorplans



Living and Dining Area
5.15m x 3.97m
Kitchen Area
3.09m x 2.87m

Plots 94, 95, 103-107,
118-121, 130-135



Bedroom 1
5.15m max / 4.05m min x 3.13m max / 1.36m min
Bedroom 2
3.12m x 3.05m
Bedroom 3
3.05m x 1.96m

Floorplans are computer generated. Whilst these plans have been prepared with all due care for the convenience of the intending purchaser, please refer to a member of the sales team for exact details of layout and specification.
CSPs are computer generated images illustrative of each house type and for guidance only. Actual elevations for each plot number may vary - please check with a member of the sales team. All measurements should be treated as a guide only as taken from a working drawing.
Some plots will be handed in/over opposite to shown on the floor plan. Your Sales & Marketing Consultant can provide details on those concerned.