



Sales



3 Bedroom House

Alvaredus | Fairham Pastures | The Cedar (E3)

£124,000

Contact Us

0300 123 0918

sales@emh.co.uk





Full Description

3 bed 1 bathroom

Plots 106, 107 & 131 - 135 – The Cedar

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

emh sales is delighted to present **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. Available homes: Plots 106, 107 & 131 - 135

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**

Key Features

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

Incentives Available

- **Annual tram pass***
- **£500 towards legal fees** when using an emh panel solicitor

**Registration required. Details will be supplied on completion.*

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**

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**

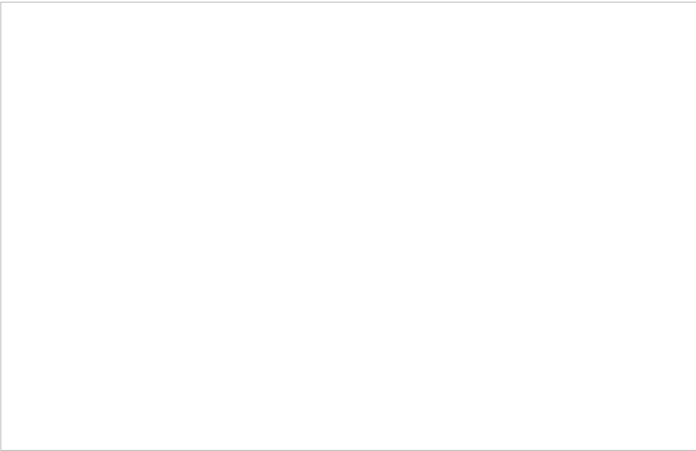
Don't Miss Out

This is a fantastic opportunity to secure a **modern, energy-efficient home** in a thriving new community. [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
- 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

