



Sales



3 Bedroom House

Alvaredus | Fairham Pastures | The Cedar (E4)

£124,000

Contact Us

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Full Description

3 bed 1 bathroom

Plot 151 – The Cedar

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

emh sales is delighted to present **Plot 151**, a beautifully designed three-bedroom semi-detached Cedar home located at **Alvaredus**, part of the sought-after Fairham Pastures development in Nottinghamshire.

About The Cedar

The Cedar is a thoughtfully designed three-bedroom home, offering **modern living**, a practical layout, and excellent value through Shared Ownership.

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 fitted **dining kitchen** with integrated oven, hob, and cooker hood
- Rear door opening onto a **private, turfed garden**

First Floor

- Three **well-proportioned bedrooms**, ideal for families or home working
 - Contemporary family bathroom with three-piece suite, shower over bath, and glass shower screen
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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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Pricing & Shares

The advertised price reflects a **40% share** of the full market value of **£310,000**. Shared Ownership allows you to purchase a share between **10% and 75%**, subject to affordability assessment, helping make homeownership more accessible. For full details of monthly costs—including rent on the remaining share and any service charges—please refer to the **Key Information Document (KID1)**.

New Model Shared Ownership (NMSO) Benefits

- Purchase your initial share from as little as **10%** (subject to financial assessment)
 - Increase your share over time with **staircasing options from just 5%**
 - Buy an additional 1% each year for up to 15 years
 - **10-year support** from emh for certain repairs and maintenance
 - **990-year lease** for long-term security
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About the Area

Alvaredus at Fairham Pastures forms part of an exciting **£800 million new community**, ideally located near Barton-in-Fabis with excellent transport connections and future amenities.

- Approximately **5 miles from Nottingham city centre**
 - Close to **East Midlands Airport** and **East Midlands Parkway** (direct rail links to London)
 - Planned amenities including a **primary school, health centre, and community hub**
 - Part of a vibrant neighbourhood with **green spaces, jobs, and high-quality homes**
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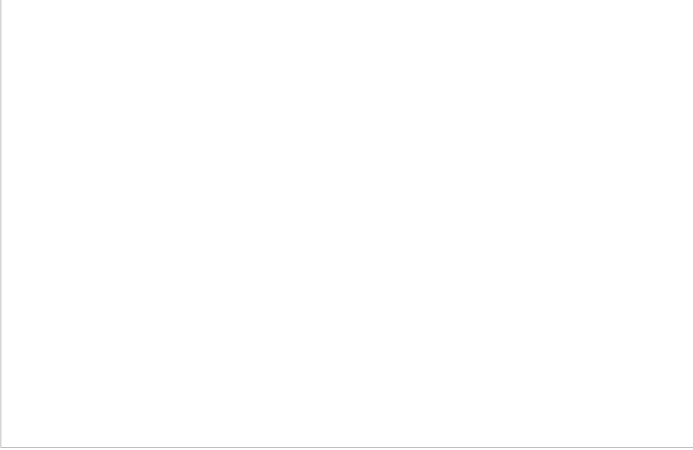
Don't Miss Out

This is a fantastic opportunity to secure a **modern, energy-efficient home** in a growing community. [Enquire today to find out more or start your application](#) `` [Apply online](#)

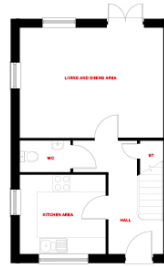
Features

- 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

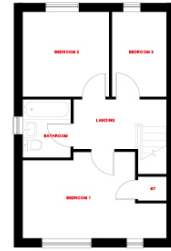


Floorplans



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

Plots 148-151,
167-170



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 floorplan and specification.
CGRs are computer generated images. Illustrations 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 error or opposite from shown on the floor plan. Your Sales & Marketing Consultant can provide details on these concerned.
All measurements are taken to the centre of the plot unless otherwise stated.