



**6 WEEKS
FREE RENT**
For all new move-ins

**2 MONTHS RENT FREE
FOR **NHS** EMPLOYEES**

+ £100 voucher of
your choice

Two FREE annual tram
passes worth over £1,000

Fairham, Nottingham, NG11

£1,350 Per Month

Enjoy 6 weeks free rent for non-NHS employees, or 2 Months free rent if you are an NHS employee. * Giving you significant savings when you move into your new home*

Welcome to Alvaredus by Start Living, a new community that offers the best of village tranquility and modern convenience. Located in Fairham, just 4.5 miles south of Nottingham city centre, Alvaredus presents a range of two, three, and four-bedroom homes, ideal for families, individuals, and couples alike.

In a scenic countryside setting with quick links to Nottingham, Alvaredus places everything you need within reach. Fairham offers local shops, a weekly market, and essentials like a post office. Nature lovers will enjoy the nearby Attenborough Nature Reserve and the River Trent, both perfect for walks, cycling, and wildlife spotting. For families, there's a variety of quality local schools, including Highbank Primary and the highly regarded Farnborough Academy.

ABOUT YOUR HOME - THE ELLESMORE

The Ellesmore has it all. On the ground floor, there's the spacious living room, and a contemporary open-plan kitchen and dining room with fantastic skylights, making this space ideal for entertaining or enjoying family time. Adding to the plentiful natural light, the French windows lead out into the private garden where you can get your friends round for al fresco dining and outdoor entertaining.

The downstairs WC is just off the hallway. Thanks to the underpass, the upstairs area is more spacious than the standard Ellesmere property. The master bedroom comes with an en suite shower room.

There's a second double bedroom and single bedroom, and family sized bathroom with both bath and shower. You have storage space both upstairs and downstairs. This stunning energy-efficient home has beautiful flooring throughout and fitted alarm systems for your peace of mind. Great looking and thoroughly welcoming, everything in the Ellesmere has been designed and built to high standards.



855 SQFT
79.4 M²



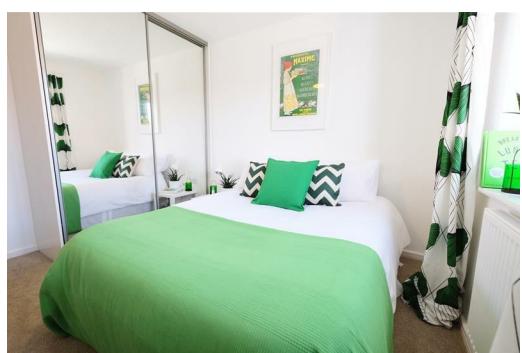
GROUND FLOOR

KITCHEN/DINING ROOM	5.34M X 3.29M	17'6" X 10'10"
LIVING ROOM	3.06M X 4.61M	10' X 15'2"



FIRST FLOOR

MASTER BEDROOM	2.71M X 3.33M	8'11" X 10'11"
BEDROOM 2	2.71M X 3.13M	8'11" X 10'4"
BEDROOM 3	2.56M X 1.97M	8'5" X 6'6"



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
95-100% A	84-84	95-100% A	84-84
86-94% B		86-94% B	
76-85% C		76-85% C	
66-75% D		66-75% D	
56-65% E		56-65% E	
46-55% F		46-55% F	
36-45% G		36-45% G	
Not energy efficient - higher running costs			