



**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

£1,320 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 tranquillity 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 WEAVER

The Weaver at Fairham is a thoughtfully designed family home, offering the perfect blend of modern living and comfort. Its spacious and bright layout creates an inviting atmosphere, ideal for family life and entertaining guests.

Upon entering, you are welcomed by an open-plan living area, featuring French doors that open directly to the garden, allowing for an abundance of natural light to flood the space. This seamless connection between indoor and outdoor living is perfect for enjoying sunny days or creating a cozy ambiance indoors.

The fully fitted kitchen and dining area is a modern, practical space, designed for everyday living and social gatherings. Whether you're cooking a family meal or hosting friends, this area serves as the heart of the home. Additional under-stairs storage ensures the space remains clutter-free, providing a convenient solution for keeping your belongings organized.

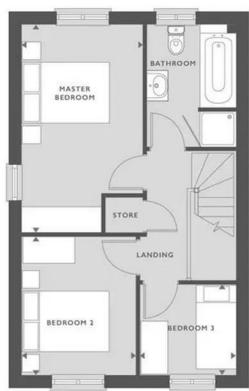
For added convenience, the downstairs includes a guest W.C., ensuring ease of use for both you and your visitors.



THE WEAVER

THREE BEDROOM HOME

850 SQFT
79.0 M²



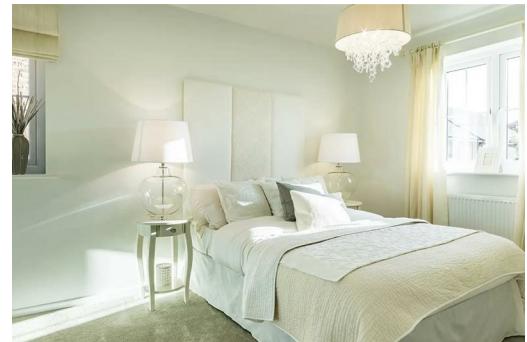
GROUND FLOOR

KITCHEN	2.64M X 2.47M	8'8" X 8'1"
LIVING ROOM	4.81M X 3.04M	15'11" X 10'
DINING ROOM	4.01M X 2.40M	13'2" X 7'11"

FIRST FLOOR

MASTER BEDROOM	2.77M X 4.76M	9'1" X 15'8"
BEDROOM 2	2.61M X 3.16M	8'7" X 10'5"
BEDROOM 3/OFFICE	2.77M X 2.06M	7'1" X 6'9"

■ SVP



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%+ A		95%+ A	
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	
Low energy efficient - higher running costs		Less environmentally friendly - higher CO ₂ emissions	
95%+ A		95%+ A	