Robert Ellis

look no further. . .

Waldorf Close
Alvaston, Derby DE24 8UF

A NEW BUILD THREE BEDROOM DETACHED HOUSE WITH BATHROOM, EN-SUITE AND GROUND FLOOR WC.

Offers Over £279,000 Freehold

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ROBERT ELLIS HAVE GREAT PLEASURE IN BRINGING TO THE MARKET THIS PAIR OF THREE BEDROOM, TWO BATHROOM, THREE TOILET INDIVIDUALLY DESIGNED, AND HIGH END CONSTRUCTED DETACHED NEW BUILD PROPERTIES.

The accommodation of the properties spans over two floors, the ground floor comprising entrance hall, bay fronted living room, open plan kitchen diner to the rear with bi-fold doors opening out to the rear garden, and useful ground floor WC. The first floor will comprise of three bedrooms, en-suite to the master bedroom and family bathroom suite.

The fixtures and fittings within the property are to include a fitted Howdens kitchen with SMEG appliances, Magnet Kitchen, Villeroy and Boch Sanitaryware, Worcestor Bosch Boiler and Oak Doors

There is also off-street parking and associated gardens to the rear.

The properties are situated within close proximity of the local nearby amenities including the Tesco Express Convenience Store, as well as good road and transport networks such as the Rainesway, A6, there is also easy access to St John Bishop Primary School and the Elvaston Nature Trail.

Furthermore, there is then easy access directly to Derby city centre, Alvaston Park and other nearby amenities, including Elvaston Castle, the A52 and Junction 25 of the M1 motorway.

The properties are due to be constructed as freehold.

ENTRANCE HALL
17'3" x 7'4" (5.27 x 2.25)

LIVING ROOM
15'6" x 9'10" (4.74 x 3.00)

WC

KITCHEN/DINING ROOM
18'4" x 12'11" (5.61 x 3.95)

FIRST FLOOR LANDING

BEDROOM ONE
15'1" x 8'2" (4.62 x 2.51)

EN-SUITE
7'8" x 4'11" (2.35 x 1.50)

BEDROOM TWO
13'4" x 7'4" (4.07 x 2.26)

BEDROOM THREE
7'8" x 7'5" (2.35 x 2.28)

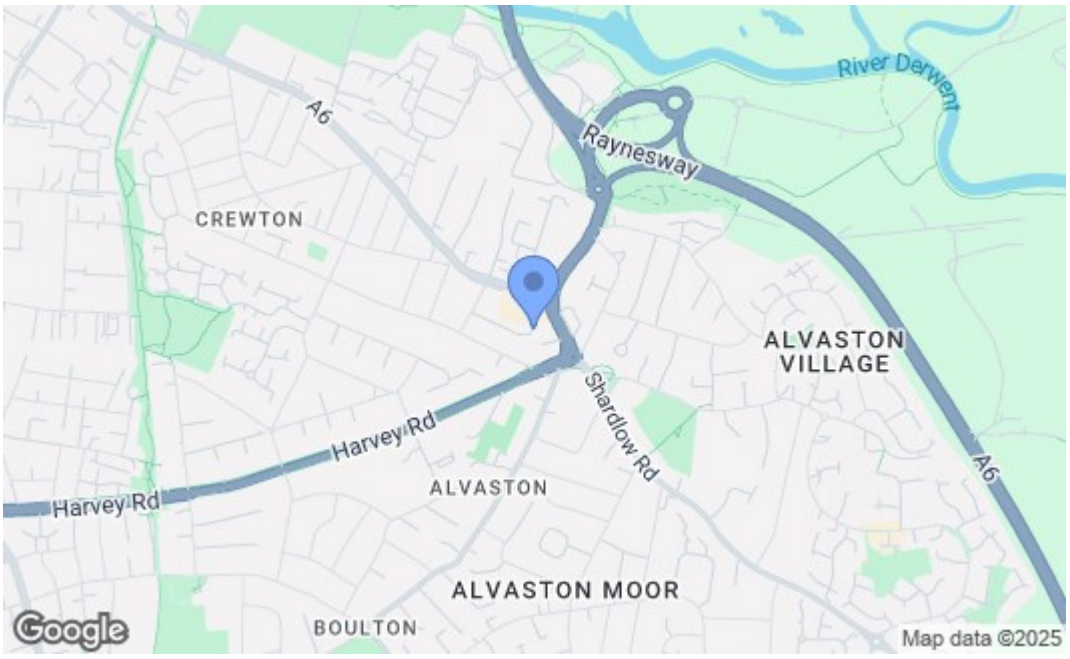
BATHROOM
7'8" x 6'4" (2.35 x 1.95)

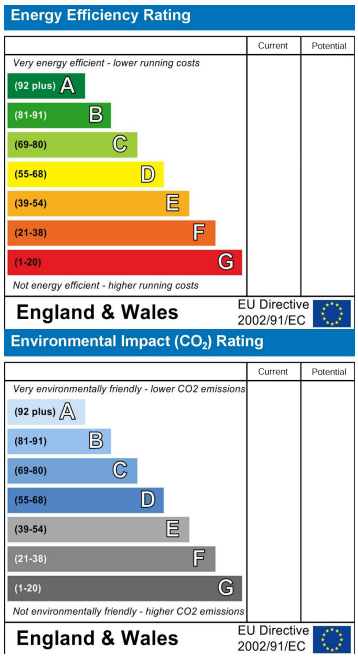
FIXTURES & FITTINGS
The fixtures and fittings within the property are to include a fitted Howdens kitchen with SMEG appliances, Magnet Kitchen, Villeroy and Boch Sanitaryware, Worcestor Bosch Boiler and Oak Doors.

AGENT'S NOTE
Measurements are approximate based on builder's CGI floorplans and cannot be guaranteed for accuracy.

DIRECTIONAL NOTE
From the Alvaston Bypass (A6), leave the roundabout onto Rainesway proceeding in the direction of Alvaston Post Office before taking a turn off at the roundabout onto Waldorf Close. The properties can then be found by our advertised for sale boards.

Ref: 8586NH





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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