



**Waldorf Avenue  
Alvaston, Derby DE24 8UF**

**Offers Over £279,000 Freehold**

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



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, Worcester 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, Worcester Bosch Boiler and Oak Doors.

#### AGENT'S NOTE

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

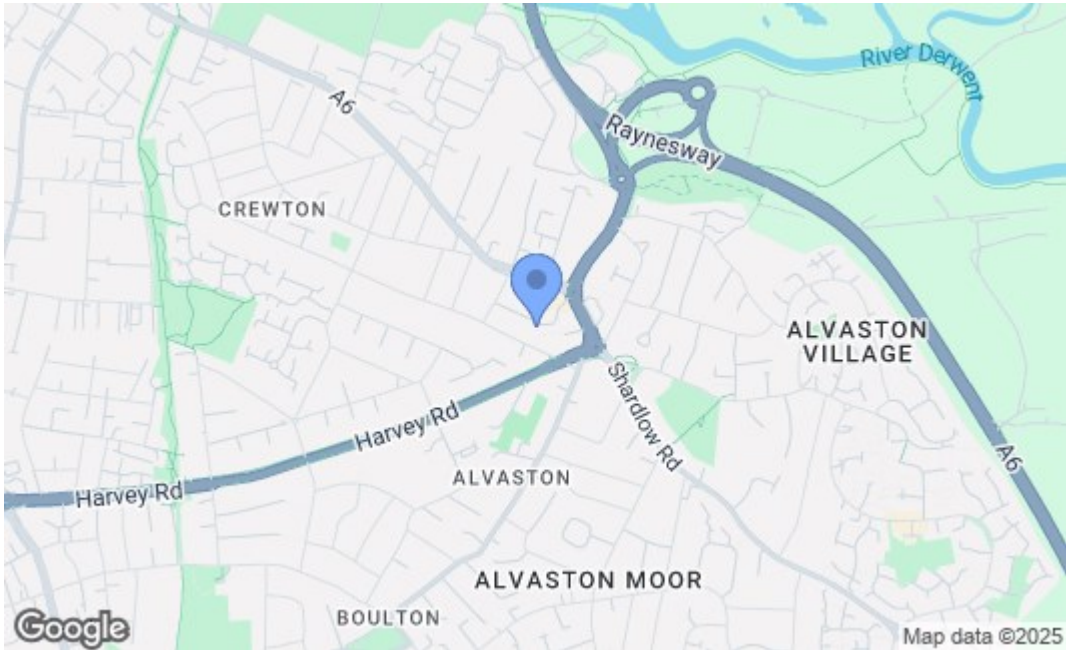
#### DIRECTIONAL NOTE

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



Robert Ellis  
ESTATE AGENTS



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

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.