



Plot 2 Bosworth Avenue, Littleover/Sunnyhill, Derby, DE23 1LE

Price £214,950

- Stunning New Build Home
- Gas Central Heating and Double Glazing
- Three Bedrooms
- Enclosed Garden with Patio
- Carpets/Flooring Included
- Feature Block Paved Cul-de-Sac
- Lounge and Kitchen/Dining Room
- En-suite and Family Bathroom
- Driveway For Two Cars
- Help to Buy - Price £171,960

STUNNING - Three bedroom, en-suite, NEW BUILD HOME set in an attractive block paved cul-de-sac location close to excellent amenities.

This impressive development offers six - stunning three bedroom en-suite semi-detached homes, four - highly appealing two double bedroom semi-detached homes and four - charming two double bedroom semi-detached bungalows, each of which will be finished to the exceptional high standard for which Radbourne Homes are renowned.

Outstanding value for money in a very convenient location.

All properties benefits from gas central heating, double glazing, internal fitted sprinkler system and alarmed.

Help to Buy - Price £171,960

Carpets/Flooring Included.

City Centre 3 miles, Royal Derby Hospital 3 miles, Derby Railway Station 3 miles, University of Derby 4 miles

Transport Links to A38 4 miles, A50 7 miles and M1 11 miles (East Midlands Airport 12 miles)

COMPLETION JUNE/JULY 2020

Radbourne Construction

Radbourne Construction is a family run company based in Derby and has a great local reputation of creating quality new homes. Built by experienced local tradesman with quality materials, fixture and fittings. Radbourne promise house buyers a home they will adore.

Builders Warranty

The property has a 6 year Architect and 6 year Structural Warranty.

Help To Buy Scheme

Help to buy is a Government backed scheme that helps you move into a new home with as little as a 5% deposit whilst benefiting from a 20% equality loan, interest free, for five years. This means you'll only need to secure a 75% mortgage - yet you still own 100% of your new home!

Help to Buy Price On This Property £171,960

Viewing Arrangements

Please Contact Fletcher & Co (Derby Office) 01332 300558

Plot 2 - Ground Floor

Entrance Hall with Staircase

Cloakroom

5'7" x 3'4" (1.72 x 1.04)

Lounge

15'5" x 13'2" (4.71 x 4.03)

Kitchen/Dining Room

13'8" x 7'11" (4.17 x 2.42)

First Floor Landing

Master Bedroom

12'9" into recess x 8'3" (3.91 into recess x 2.54)

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

En-suite

6'10" x 5'1" (2.1 x 1.55)

Bedroom Two

10'9" x 8'3" (3.29 x 2.54)

Bedroom Three

10'4" x 6'8" (3.15 x 2.04)

Family Bathroom

6'8" x 6'4" (2.04 x 1.94)

Gardens

Driveway



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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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
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