

Mayfield Gardens

Mayfield Road, Derby, DE21 6FX

Sales Hotline: 0116 262 9646
www.eleanorcharleshomes.co.uk

MAYFIELD GARDENS, DERBY

“We could not be happier with our house purchase. We were kept informed throughout its build and the finish and quality is the envy of all our friends – we love it!”

Home Owner - Hayman's Corner



INTRODUCING ELEANOR CHARLES HOMES

At Eleanor Charles Homes we specialise in creating small developments that provide a quality alternative to large housing estates.

We build homes of quality that suit the local market need and are sympathetic to their surroundings.

We have developed an enviable reputation for delivering exceptional customer service. Offering a specialist product, we stay on top of our home-owners needs and provide a flexible approach to the house buying process.

We maintain traditional values as a company where the home-owner comes first and foremost and our house designs are arrived at through feedback and research from both potential and existing customers.

Mayfield Gardens is another Eleanor Charles Homes development of distinction and quality.



**MAYFIELD GARDENS, CHADDESSEN DERBY:
AN EXCLUSIVE DEVELOPMENT OF 5, 3 BEDROOMED
HOMES AND A 2 BEDROOMED BUNGALOW**

To be found just less than 2 miles east of the centre of Derby, Chaddesden is a very popular location for families, first time buyers and the retired.

It offers an easy commute to the City centre and the great number of amenities to be found in the surrounding area.

Local schooling caters for all with primary and secondary schools all close by.

Eleanor Charles Homes is building 6 properties at Mayfield Gardens:

- A 2 bedroom bungalow with detached garage.
- Two, 3 bedroom, 2 bathroom semi-detached homes with integral garages.
- Two, 3 bedroom, 2 bathroom end of terrace homes with off-street parking.
- A 3 bedroom, 2 bathroom home with integral garage.

*Eleanor Charles homes come complete with fitted kitchens, tiled bathrooms and fitted floor coverings.

*Detailed specifications for each house type are available on request.

“The quality of the finish is beyond our expectation. We would not hesitate in recommending this builder”

Home Owner - Chester

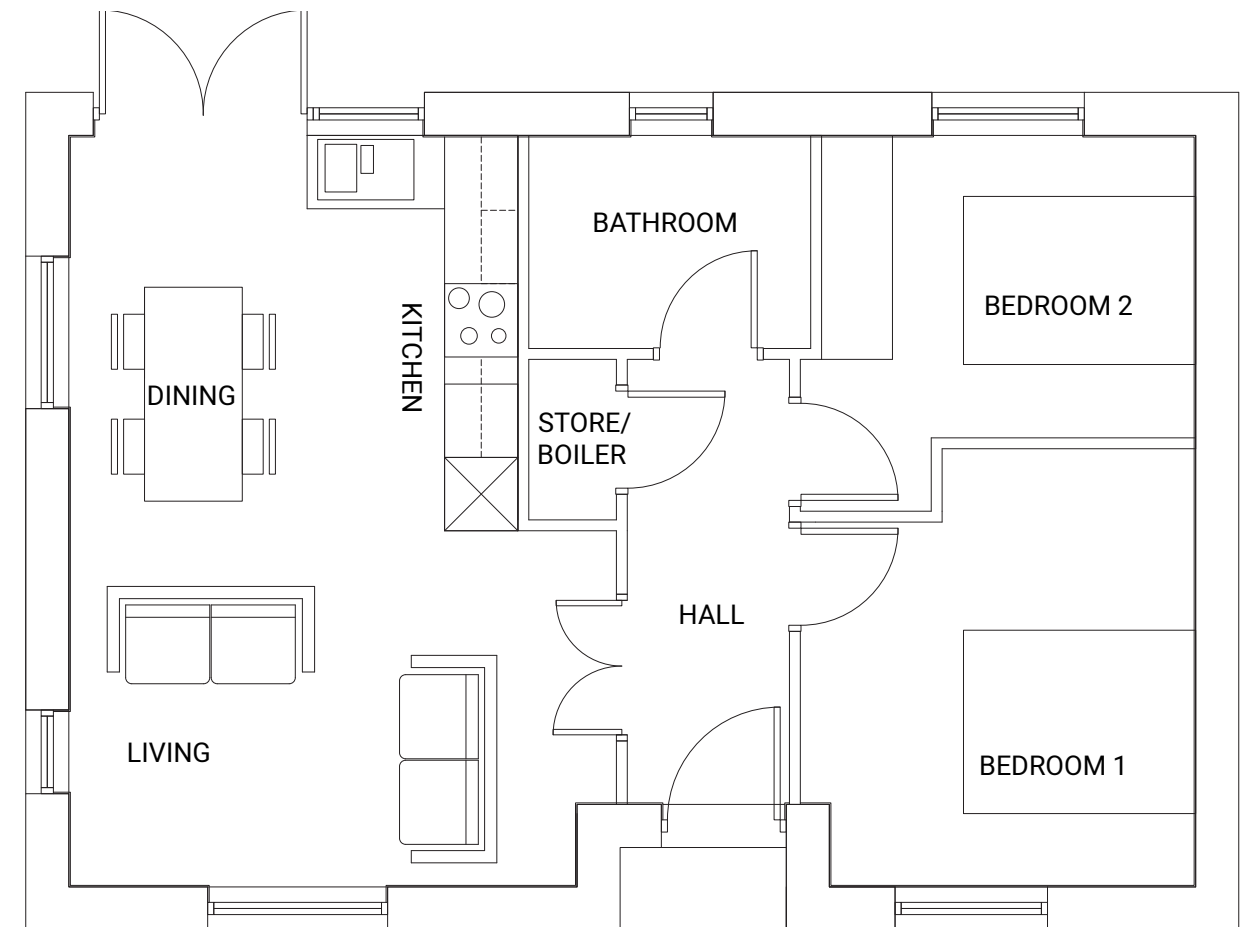


01 | The Littleover

House Type: Bungalow
Bedrooms: 2
Bathrooms: 1

Two generous double bedrooms and a large sized bathroom lead off the main entrance and hall.

An open plan living space, incorporating living, dining and kitchen areas leading to a private rear garden through French doors.



Dimensions

Hall	3.58m x 1.33m
Living / Dining / Kitchen	6.12m x 4.46m
Bathroom	2.31m x 1.73m
Bedroom 1	3.22m x 2.97m
Bedroom 2	3.05m x 2.46m
Store / Boiler	1.31m x 0.72m

NB Drawings incorporated in this brochure may not be relied upon for exact size and illustrations are for representation purposes only.



02 | The Derwent

House Type:

Semi-Detached

Bedrooms:

3

Bathrooms:

2 plus downstairs cloakroom

There are two Derwent style homes at Mayfield Gardens.

Three generous bedrooms are served by a family bathroom and an en-suite bathroom on the first floor.

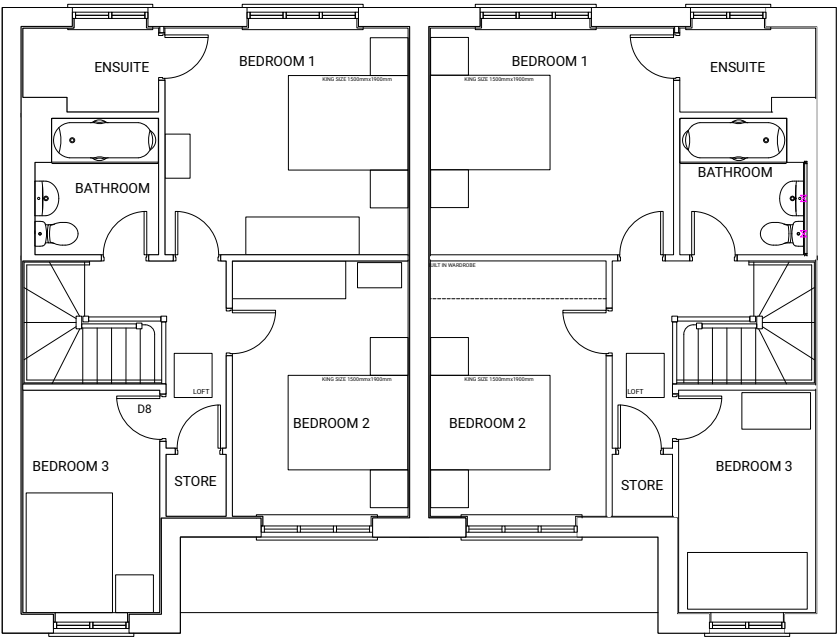
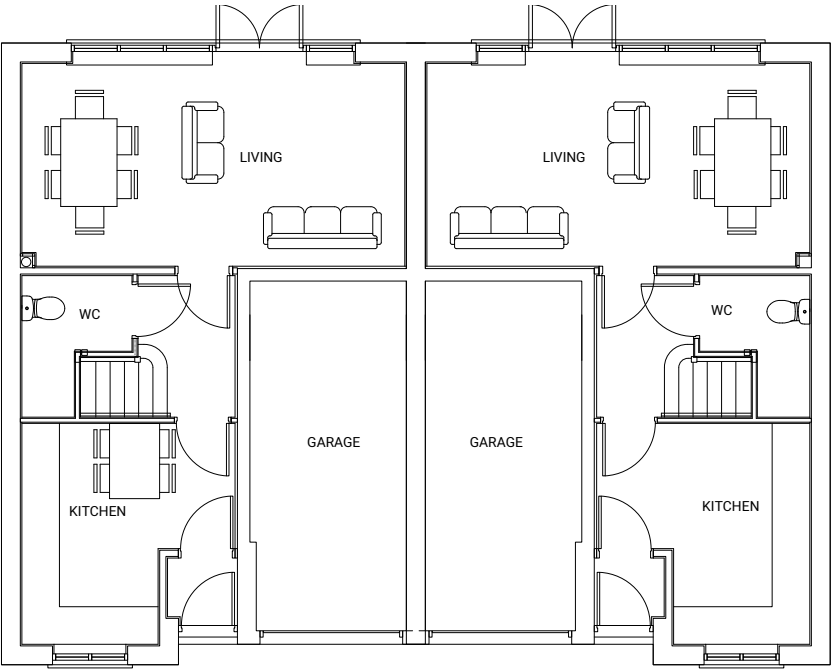
Downstairs, an open plan living & dining

space lead to a private rear garden via French doors. The kitchen overlooks the front garden and the integral garage is conveniently positioned next to the front entrance. The cloakroom with WC is easily accessed through the entry hall.



Ground Floor

Hall	5.60m x 1.00m
Living / Dining	6.10m x 3.20m
Kitchen	3.50m x 3.40m
WC	1.70m x 1.20m



First Floor

Bedroom 1	3.80m x 3.50m
Bedroom 2	4.05m x 2.70m
Bedroom 3	3.50m x 2.10m
Bathroom	2.16m x 1.95m
Ensuite	2.10m x 1.33m
Store	0.98m x 0.98m

NB Drawings incorporated in this brochure may not be relied upon for exact size and illustrations are for representation purposes only.



03 | The Alvaston

House Type:

Mid-terraced

Bedrooms:

3

Bathrooms:

2 plus downstairs cloakroom

There is only one Alvaston style home at Mayfield Gardens.

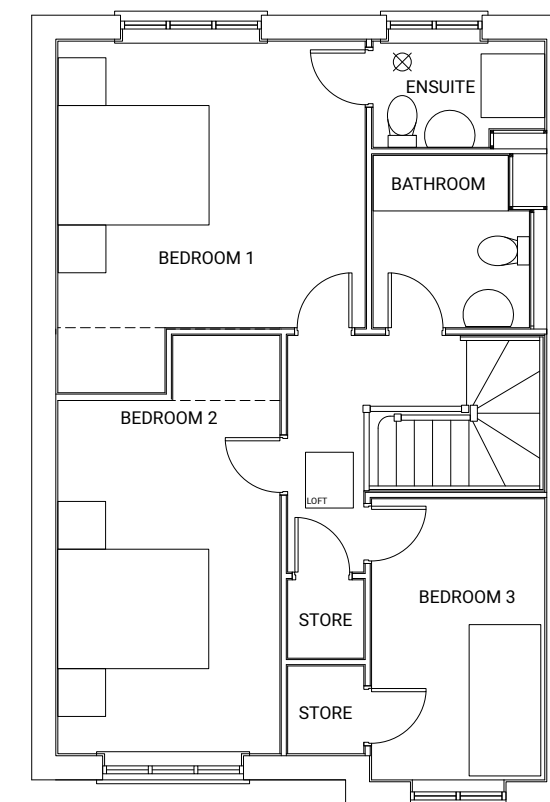
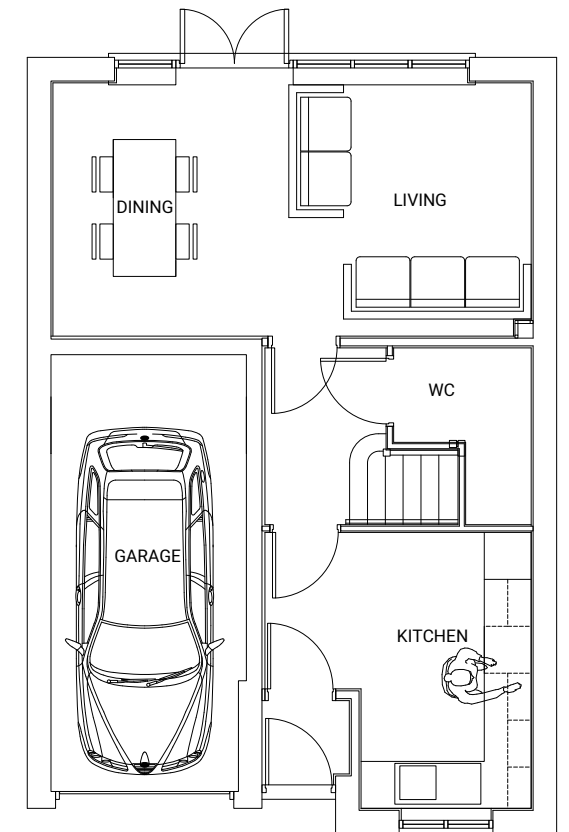
Three generous bedrooms are served by a family bathroom and an en-suite bathroom on the first floor.

Downstairs, an open plan living & dining

space lead to a private rear garden via French doors. The kitchen overlooks the front garden and the integral garage is conveniently positioned next to the front entrance. The cloakroom with WC is easily accessed through the entry hall.

Ground Floor

Living / Dining	6.11m x 3.23m
Kitchen	3.52m x 2.17m
WC	1.75m x 1.20m
Garage	5.58m x 2.40m



First Floor

Bedroom 1	3.86m x 3.50m
Bedroom 2	4.43m x 2.79m
Bedroom 3	3.53m x 2.17m
Bathroom	2.16m x 1.96m
Ensuite	2.15m x 1.33m
Store 1	0.98m x 0.95m
Store 2	1.10m x 0.95m

NB Drawings incorporated in this brochure may not be relied upon for exact size and illustrations are for representation purposes only.



04 | The Darley

House Type:

End-Terraced

Bedrooms:

3

Bathrooms:

2 plus downstairs cloakroom

There are two Darley style homes at Mayfield Gardens.

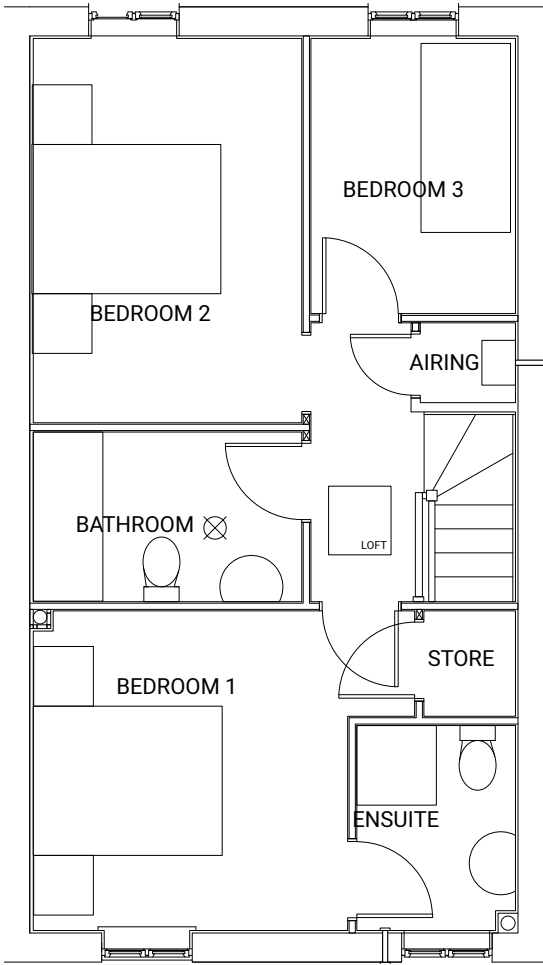
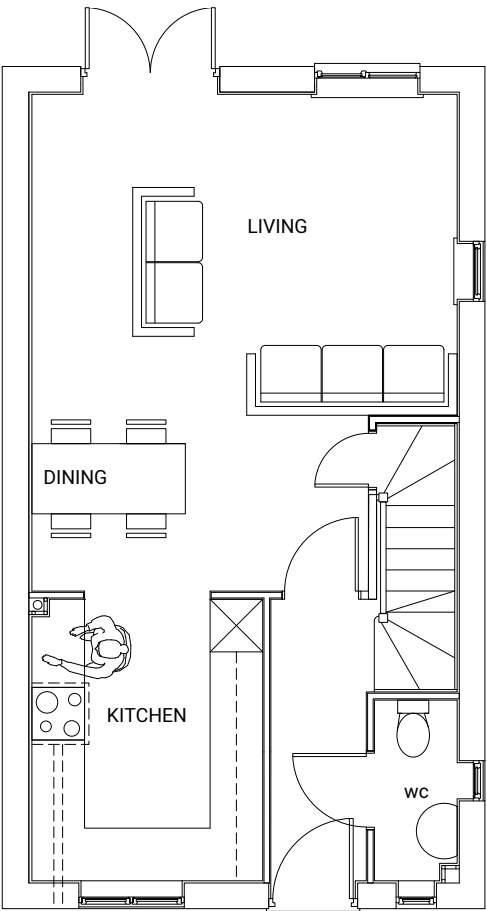
Three generous bedrooms are served by a family bathroom and an en-suite bathroom on the first floor.

Downstairs, an open plan living & dining space lead to a private rear garden via French doors whilst the kitchen overlooks the front garden. The cloakroom with WC is accessed off the hallway.



Ground Floor

Hall	3.20m x 1.08m
Living / Dining	5.66m x 3.83m
Kitchen	3.21m x 2.63m
WC	2.06m x 0.94m



First Floor

Bedroom 1	3.21m x 3.16m
Bedroom 2	3.86m x 2.70m
Bedroom 3	2.76m x 2.05m
Bathroom	2.70m x 1.70m
Ensuite	2.00m x 1.59m
Store	1.05m x 0.92m
Airing	0.95m x 0.80m

NB Drawings incorporated in this brochure may not be relied upon for exact size and illustrations are for representation purposes only.



Mayfield Gardens, Derby

Situated in the heart of the sought after area of Chaddesden, close to the city centre of Derby, Mayfield Gardens offers the opportunity to live in a highly rated residential area, yet with easy access to the thriving central amenities that Derby offers.

The development consists of two three-bedroom semi-detached houses, three terraced properties each with three bedrooms, along with a two bedroom bungalow.

01 *The Littleover*
2 Bedrooms
Bungalow

02 *The Derwent*
3 Bedrooms
Semi-Detached

03 *The Alvaston*
3 Bedrooms
Mid-Terraced

04 *The Darley*
3 Bedrooms
End-Terraced

NB This layout is for illustrative purposes only and may not be relied on by any potential purchaser for accuracy in respect of garden size or landscaping.

