



18 Mandarin Way

Alvaston, Alvaston, DE24 8YE

**** CORNER PLOT **** FITTED DINING KITCHEN AND A DINING ROOM **** Good size family home offering a hall, guest cloakroom, lounge, dining room, fitted dining kitchen and a utility room. Four bedrooms, master with an en suite and a family bathroom. Parking and a garage to the front and an enclosed rear garden.

£280,000

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- DETACHED PROPERTY
- LOUNGE & DINING ROOM
- FOUR BEDROOMS
- DRIVE & GARAGE
- HALL
- FITTED DINING KITCHEN
- EN SUITE & BATHROOM
- CLOAKROOM
- UTILITY ROOM
- GARDEN

HALL

CLOAKROOM

LOUNGE

15'2 x 10'9 (4.62m x 3.28m)

DINING ROOM

10'3 x 9'2 (3.12m x 2.79m)

KITCHEN

16'5 x 10'5 (5.00m x 3.18m)

UTILITY ROOM

FIRST FLOOR LANDING

BEDROOM 1

13'1 x 11'6 (3.99m x 3.51m)

EN SUITE

BEDROOM 2

12'8 x 9'5 (3.86m x 2.87m)

BEDROOM 3

12'8 x 8'4 (3.86m x 2.54m)

BEDROOM 4

9'3 x 8'5 (2.82m x 2.57m)

BATHROOM

OUTSIDE



Directions



Floor Plan



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	85
(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	