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Arlington Drive
Alvaston Derby



Property Description

Hall and Benson are pleased to present this well sized three bedroom semi-detached property in the sought after location of Alvaston. Arlington drive is in close proximity to a wide variety of local amenities such as , shops schools , bus routes and good road links. In brief the property comprises of an entrance hallway , lounge, diner and kitchen. To the first floor are three well proportioned bedrooms and a family bathroom. Outside there is off road parking with garage and a private and secure rear garden. The property needs to be viewed to truly appreciate what the accommodation has to offer.

Ground Floor

Entrance Hall

The property is accessed via UPVC front entrance door with glass panels inset leading into the hallway where there is stairs off to the first floor, understairs storage cupboard, carpet flooring and doors off to:-

Lounge

11' x 10' 8" (3.35m x 3.25m)

Having double glazed bay window to the front elevation, carpet flooring, a radiator and double opening door to the dining room.

Dining Room

11' 4" x 11' 3" (3.45m x 3.43m)

Having gas fireplace with surround, carpet flooring, a radiator and double glazed sliding

door leading to the rear garden.

Kitchen

17' Max x 8' 3" Max (5.18m Max x 2.51m Max)

Having wall and base units with work surfaces over, inset stainless steel sink and drainer with mixer tap over, integrated electric oven with induction hob and extractor over, tiled splashbacks, laminate flooring, double glazed windows to the rear and side elevations and door to the rear leading to the garden.

Frist Floor Landing

Having carpet flooring, double glazed window to the side elevation and doors off to all first floor rooms.

Bedroom One

11' 2" x 11' (3.40m x 3.35m)

Having double glazed bay window to the front elevation, carpet flooring, a radiator and two built-in wardrobes.

Bedroom Two

11' x 10' 8" (3.35m x 3.25m)

Having double glazed window to the rear elevation, carpet flooring, a radiator and built-in wardrobes.

Bedroom Three

7' x 5' 8" (2.13m x 1.73m)

Having double glazed window to the front elevation, carpet flooring and a radiator.

Bathroom

Fitted with a three piece suite comprising of panelled bath, pedestal wash hand basin and low level W.C, partly tiled walls, laminate flooring and double glazed obscured window to the rear.

Outside

Front

To the front of the property is a gravelled area with a block paved driveway providing off road parking leading to the attached garage and gated side access to the rear.

Rear

To the rear the garden is mainly laid to lawn with a paved patio area and fenced boundaries.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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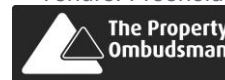
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Tenure: Freehold



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