



Arkle Green, Sinfin Derby DE24 9NW

welcome to

Arkle Green, Sinfin Derby

Spacious 3-bed mid-terraced home on Arkle Green, Derby. Ideal for families or investors. Features a front garden, on-road parking, two reception rooms, modern kitchen, downstairs WC, family bathroom, and three bedrooms. Great local amenities and schools nearby.





Ground Floor



First Floor

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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- 3 well-proportioned bedrooms
- Mid-terraced position with front garden
- Spacious living and dining rooms
- Fitted kitchen at rear of property
- Downstairs WC and upstairs family bathroom

Tenure: Freehold EPC Rating: C
Council Tax Band: A

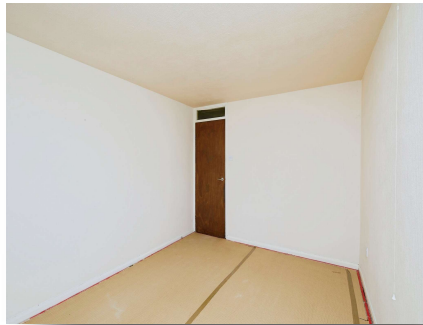
This well-presented 3-bedroom mid-terraced house on Arkle Green in Derby offers a fantastic opportunity for both investors and growing families. Set back from the road with a charming rear garden and convenient off-road parking, this property delivers generous living space across two floors.

On the ground floor, the entrance hall opens to a handy downstairs WC with sink. To the front right, you'll find a bright dining room which flows effortlessly into a spacious living room-ideal for entertaining or relaxing. The dining room also provides access to a well-equipped kitchen located at the rear of the house, offering ample storage and worktop space.

Upstairs, the layout includes a single bedroom and family bathroom to the front of the house, while the rear boasts two generously sized double bedrooms, both with pleasant views and natural light.

Situated in a quiet residential area, Arkle Green is popular with families thanks to its proximity to local schools, parks, and amenities. Excellent public transport links and road access make commuting easy, while Derby city centre is just a short drive away, offering a wide range of shopping, dining, and leisure options.

£155,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DBY120650 - 0005

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