



Arlington Drive, Alvaston Derby DE24 0AW

welcome to

Arlington Drive, Alvaston Derby

Charming 3-bed detached home in a quiet residential area with front and rear gardens. Recently updated with room to add your personal touch. Spacious layout, ideal for families or first-time buyers. Convenient access to motorway links and local amenities.





Ground Floor



First Floor

Hallway

12' 11" x 6' 9" (3.94m x 2.06m)

Lounge

12' 6" x 11' 8" (3.81m x 3.56m)

Dining Room

11' 9" Approx x 10' 2" Approx (3.58m
Approx x 3.10m Approx)

Bedroom 1

13' 4" Approx x 10' 4" Approx (4.06m
Approx x 3.15m Approx)

Bedroom 2

11' 9" Approx x 10' 2" Approx (3.58m
Approx x 3.10m Approx)

Bedroom 3

7' 3" Approx x 6' 7" Approx (2.21m
Approx x 2.01m Approx)

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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Arlington Drive, Alvaston Derby

- Close to local shops, amenities, and transport options
- Freehold detached house with front and rear gardens
- Three good-sized bedrooms and a family bathroom
- Spacious hallway with lounge, dining room, and kitchen
- Renovation started - mainly cosmetic work remaining

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£230,000



Please note the marker reflects the
postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/DBY120831



Property Ref:
DBY120831 - 0004

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