



**Arundel Way, Littleover Derby DE23 3AY**

welcome to

## Arundel Way, Littleover Derby

This modern three bedroom semi detached house would make a great family home and is beautifully presented throughout. There are three bedrooms, family bathroom There is off road parking and private enclosed rear garden.



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 inspector(s). Powered by www.floortaggent.com



### **Entrance Hallway**

upon entering the property through UPVC composite door to the front, with spacious hallway downstairs cloakroom doors to the living accommodation and stairs rising to the first floor.

### **Kitchen**

9' 6" x 6' 7" ( 2.90m x 2.01m )

Having a matching range of wall and base units with round edge worktops over, sink drainer, gas hob, oven, extractor, appliance space and plumbing for washing machine and a dishwasher.

### **Lounge**

14' 2" x 16' 2" ( 4.32m x 4.93m )

Having French doors to the rear & storage cupboard and

### **Master Bedroom**

10' 7" x 14' 3" MAX ( 3.23m x 4.34m MAX )

Two UPVC windows to front and radiator.

### **Bedroom Two**

with UPVC window to the rear and radiator.

### **Bedroom Three**

10' 5" x 6' 2" ( 3.17m x 1.88m )

With UPVC window to the rear and radiator.

### **Family Bathroom**

Having a panelled bath with shower over, w/c, wash hand basin, heated towel rail and a extractor fan.

### **Outside**

To the front is a pathway to the front entrance, off road parking to the side for two cars. To the rear is a garden which is mainly laid to lawn and is enclosed within a timber fencing.



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## Arundel Way, Littleover Derby

- Council Tax Band C - SEMI DETACHED
- SOUGHT AFTER LOCATION
- THREE BEDROOMS
- OFF ROAD PARKING AND PRIVATE ENCLOSED REAR GARDEN
- REMAINING NHBC WARRANTY

Tenure: Freehold EPC Rating: B

# £260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MVR108206 - 0004

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