









welcome to

Arundel Way, Littleover Derby

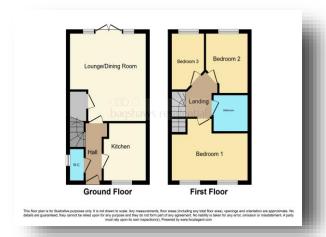
This modern three bedroom semi detached house would make a great family home and is beautifully presented throughout. There are three bedrooms, family bathroom. There is off road parking and private enclosed rear garden.













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" \bar{x} 16' 2" (4.32m x 4.93m) Having French doors to the rear & storage cupboard and

Master Bedroom

10' 7" \times 14' 3" MAX ($3.23m \times 4.34m \text{ MAX}$) Two UPVC windows to front and radiator.

Bedroom Two

with UPVC window to the rear and radiator.

Bedroom Three

10' 5" \times 6' 2" (3.17m \times 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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- 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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