



**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.



### **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.



***view this property online*** [bagshawsresidential.co.uk/Property/MVR108206](http://bagshawsresidential.co.uk/Property/MVR108206)



welcome to

## 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

**view this property online** [bagshawsresidential.co.uk/Property/MVR108206](https://www.bagshawsresidential.co.uk/Property/MVR108206)



Property Ref:  
MVR108206 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



**01332 518844**



[mickleover@bagshawsresidential.co.uk](mailto:mickleover@bagshawsresidential.co.uk)



14 The Square, Mickleover, DERBY, Derbyshire,  
DE3 0DD



**[bagshawsresidential.co.uk](https://www.bagshawsresidential.co.uk)**