



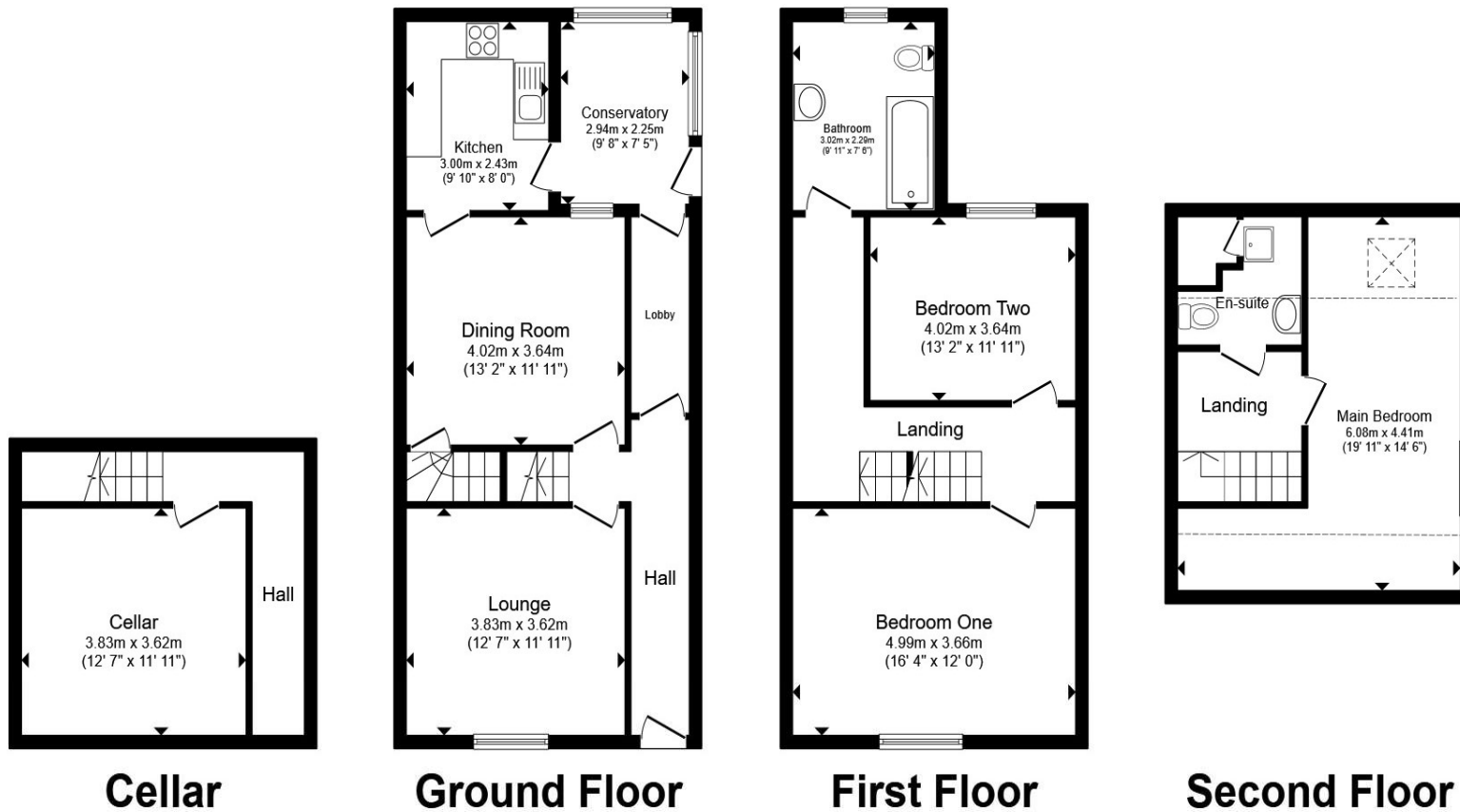
Arundel Street, Derby DE22 3PG

welcome to

Arundel Street, Derby

A three bedroom end of terrace home occupying a generous corner plot, including proposed planning for a separate three bedroom detached property. Offering spacious living accommodation, cellar, conservatory and superb development potential.





Lounge
12' 7" x 11' 11" (3.84m x 3.63m)

Dining Room
13' 2" x 11' 11" (4.01m x 3.63m)

Kitchen
9' 10" x 8' (3.00m x 2.44m)

Conservatory
9' x 7' 5" (2.74m x 2.26m)

Bedroom 1
16' 4" x 12' (4.98m x 3.66m)

Bedroom 2
13' 2" x 11' 11" (4.01m x 3.63m)

Bathroom
9' x 7' 5" (2.74m x 2.26m)

Main Bedroom

En Suite
Irregular Shaped Room x (x)

Total floor area 152.8 m² (1,645 sq.ft.) 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.propertybox.io

welcome to Arundel Street, Derby

- Three bedroom end of terrace property
- Large corner plot with proposed planning for a detached three bedroom dwelling
- Flexible living space including lounge, dining room and conservatory
- Second floor double bedroom with ensuite
- Cellar and excellent development potential

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

£260,000



Positioned on a substantial corner plot, this three bedroom end of terrace property on Arundell Street presents a rare opportunity for both homeowners and developers alike, with proposed planning in place for a three bedroom detached dwelling within the grounds.

The main residence is accessed via a welcoming entrance hallway. To the front of the property is a well-proportioned lounge, offering an inviting living space with plenty of natural light. Further along the hallway is a separate dining room, ideally located towards the rear and perfect for family dining or entertaining. The kitchen sits to the rear of the property and provides direct access into the conservatory, creating a seamless flow between indoor and outdoor living areas. A cellar is also available, offering valuable storage or potential for further use.

The first floor comprises a large main bedroom positioned to the front, a second double bedroom located to the side, and a family bathroom situated at the rear. The second floor hosts a spacious double bedroom complete with its own ensuite, offering an ideal principal suite or guest accommodation.

Externally, the property truly stands out. The expansive corner plot provides ample outdoor space and is where the proposed planning for an additional three bedroom detached property is outlined, making this an exceptional development opportunity.



Please note the marker reflects the
postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/DBY121938](https://www.bagshawsresidential.co.uk/Property/DBY121938)



Property Ref:
DBY121938 - 0002

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 361308



Derby@bagshawsresidential.co.uk



32-34 Cornmarket, DERBY, Derbyshire, DE1
2DG



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