



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" Max x 6' 9" Max (3.94m Max x 2.06m Max)

Lounge

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

Dineing Room

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

Bedroom 1

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

Bedroom 2

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

Bedroom 3

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

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

welcome to

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 new fitted kitchen
- Renovation started - mainly cosmetic work remaining

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£240,000



view this property online bagshawsresidential.co.uk/Property/DBY121421

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.

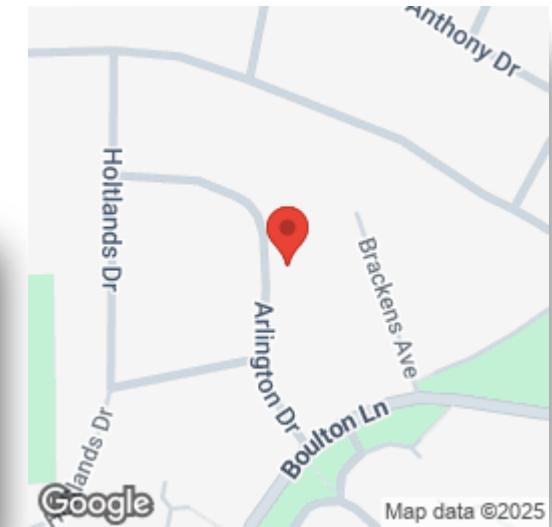


Property Ref:
DBY121421 - 0002

Situated in a peaceful residential neighbourhood, this three-bedroom freehold detached house offers the perfect blend of space, comfort, and potential. The property has already undergone some refurbishment, with the main structure and essentials completed - leaving only cosmetic updates, giving you the opportunity to finish it to your personal taste.

The ground floor welcomes you with a spacious hallway leading to a generous lounge, separate dining room, and New fitted kitchen. Upstairs, you'll find three well-proportioned bedrooms and a bright family bathroom. Outside, both front and rear gardens provide plenty of space for outdoor living, play, or gardening.

Located close to major motorway links, this home offers excellent transport connections for commuters. You're also just a short distance from local shops, schools, and parks, making this an ideal home for young families, first-time buyers, or those looking for a smart investment opportunity.



Please note the marker reflects the postcode not the actual property

 **bagshaws residential**



01332 361308



Derby@bagshawsresidential.co.uk



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



bagshawsresidential.co.uk