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24 Arundel Way

Littleover, Derby, DE23 3AY

£1,350 Per Calendar Month



# 24 Arundel Way

Littleover, Derby, DE23 3AY

## £1,350 Per Calendar Month



### ADDITIONAL INFORMATION

The property in brief comprises; a Spacious lounge, Modern kitchen diner with ample wall and base units, built in electric oven and four ring gas hob with extractor over. Stainless steel sink with drainer and mixer tap, the kitchen comes complete with fridge freezer and washing Machine and Dishwasher.

To the first floor are three bedrooms. Family bathroom is complete with low level WC, pedestal wash basin, paneled bath and shower with mains fed shower unit. The master bedroom has an ensuite off. The en suite comprises of low level WC, Pedestal basin and shower enclosure.

To the rear of the property is a small patio and lawned garden. The driveway to the front of the property.

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### Access from the Front of the Property

#### HALLWAY

#### WC

Downstairs cloakroom fitted with Low level WC, Pedestal basin with mixer tap. Vinyl flooring.

#### KITCHEN DINER

Modern fitted kitchen comprising matt finish fronted wall and base units with work surfaces over, built-in stainless-steel sink with drainer. In built electric cooker with four ring gas hob with stainless steel extractor over. UPVC double glazed windows. Washing Machine and freestanding fridge freezer and Dishwasher.

### LOUNGE

Spacious lounge with fitted carpet, UPVC Windows and double central heating radiator. Access via French Doors to the rear garden.

### Stairs lead to the 1st Floor

### LANDING

#### MASTER BEDROOM

Large double bedroom, fitted carpet, direct access to the en suite

#### EN SUITE

Off the master bedroom with low level WC, Pedestal wash basin and fitted shower enclosure with mains fed shower unit.

#### BEDROOM TWO

Double bedroom with fitted carpet, UPVC windows to the front elevation.

#### FAMILY BATHROOM

Fitted with a three piece white suite comprising panelled bath with shower over, pedestal wash hand basin and low flush W/C.

#### BEDROOM THREE

Single bedroom with fitted carpet, UPVC windows to rear elevation.

### OUTDOOR AREAS

Spacious rear garden with Lawn and patio area. Parking to the front of the property.

### SPECIFIC REQUIREMENTS

The property is let unfurnished. No Smokers. Available from 6th July

## ADDITIONAL INFORMATION

Rent: £1,350 pcm

Holding Deposit: £311 (1 Week taken on application)

Security Deposit: £1,557 (5 Weeks)

Council Tax Band: C – South Derbyshire

Property construction: Brick & Tile

Parking: Driveway

Electricity supply: MAINS –

Gas Supply: MAINS

Water supply: MAINS - Severn Trent

Sewerage: MAINS

Internet: Openreach & Virgin Media Ultrafast - up to 1800 Mbps



## Road Map



## Hybrid Map



## Terrain Map



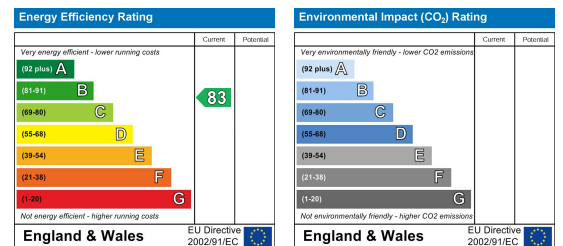
## Floor Plan



## Viewing

Please contact our Scargill Mann & Co Residential Lettings Office on 01332 206620 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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