Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management



14 Arundel Way, Littleover, Derby, DE23 3AY

50% Shared Ownership
£132,500

3 | 1 | 1 | B

This property is 50% SHARED OWNERSHIP. Situated with the heart of a modern housing development, a short distance from local facilities, this is a beautifully presented three bedroom semi-detached house which benefits from gas central heating, double glazing, gardens and driveway.







14 Arundel Way, Littleover, Derby, DE23 3AY

50% Shared Ownership £132,500







DIRECTIONS

Proceed out of the village of Littleover along Rykneld Road and turn left into the Highfields development. Continue along Tutbury Avenue before turning right onto Hampton Lane and left onto Arundel Way, where the property is situated on the left hand side, clearly identified by our "For Sale" board.

The current vendor has spent considerable time and effort in the presentation of this delightful family home which in brief comprises a spacious entrance hallway with staircase leading to the first floor and cloakroom. To the rear of the house is a lounge/dining room with access to the rear and there is a kitchen with integrated appliances. To the first floor are three good sized bedrooms and a family bathroom.

Outside the property benefits from an enclosed lawned garden to the rear with patio area and to the side of the house there is a tarmacadam driveway with car standing for two vehicles and gated access to the rear garden.

The Highfields development is a modern residential development within walking distance of the village of Littleover, which has a range range of facilities including shops, schools and medical centres.. The property is within easy reach of a supermarket and perfectly positioned for ease of access to the A38 giving onward travel to the A50, A52 and M1 corridor.

This sale represents an opportunity to buy a 50% share in the equity of the property and further details relating to this can be obtained from the offices of Boxall Brown and Jones.

ACCOMMODATION

Entering the property through double glazed door into:

ENTRANCE HALL

Spacious entrance hall with staircase leading to the first floor, tiled floor, radiator and useful understairs storage cupboard with additional understairs open storage.

CLOAKROOM

With low level WC, wash hand basin, tiled splashback and radiator.

LOUNGE/DINING ROOM

12'9" x 15'4" (3.89m x 4.67m)

This large space, situated at the rear of the house, is the focal point of the property and must be seen to be fully appreciated. To one side of the room is a carpeted area which is used as a lounge with a TV point, double radiator and double glazed window.

To the other side of the room is an area set out as a dining area which has a double glazed door leading to the rear elevation.

KITCHEN

11'1" x 8'5" (3.38m x 2.57m)

With a range of work surface/preperation areas, wall and base cupboards and an

integrated electric oven, gas hob and extractor over. The kitchen has a stainless steel sink unit and there is space for a dishwasher, space for a washing machine, space for a free standing fridge/freezer, useful kitchen drawers and a cupboard housing boiler providing domestic hot water and central heating.

TO THE FIRST FLOOR

LANDING
With access to loft and radiator.

BEDROOM ONE
15'5" x 12'11" (4.70m x 3.94m)
(Maximum measurement into recess)
With two double glazed windows overlooking the front elevation and radiator.

BEDROOM TWO
10' x 11'4" (3.05m x 3.45m)
(Maximum measurement)
With double glazed window and radiator.

BEDROOM THREE
11'3" x 6'3" (3.43m x 1.91m)
(Maximum measurement)
With double glazed window and radiator.

FAMILY BATHROOM
6'5" x 6'10" (1.96m x 2.08m)
With low level WC, pedastal wash hand basin and bath with shower over the bath, frosted double glazed window, complementary tiling and radiator.

OUTSIDE
Outside the property benefits from an enclosed lawned garden to the rear which is overlooked by a patio area. The property has an additional patio at the bottom of the garden and there is a shed (Purchased via separate negotiation).

To the side of the property there is a tarmacadam driveway providing space for two vehicles and there is a gate to the rear garden.









PLEASE NOTE

Prospective purchasers should note that this sale represents an opportunity to acquire a 50% share. Charges £368.79 per month - breakdown :
£294.99 - rent, £6.88- audit fee, £40.78 - buildings insurance, £8.56 - Management charge, £8.56 - Services provided by other agents

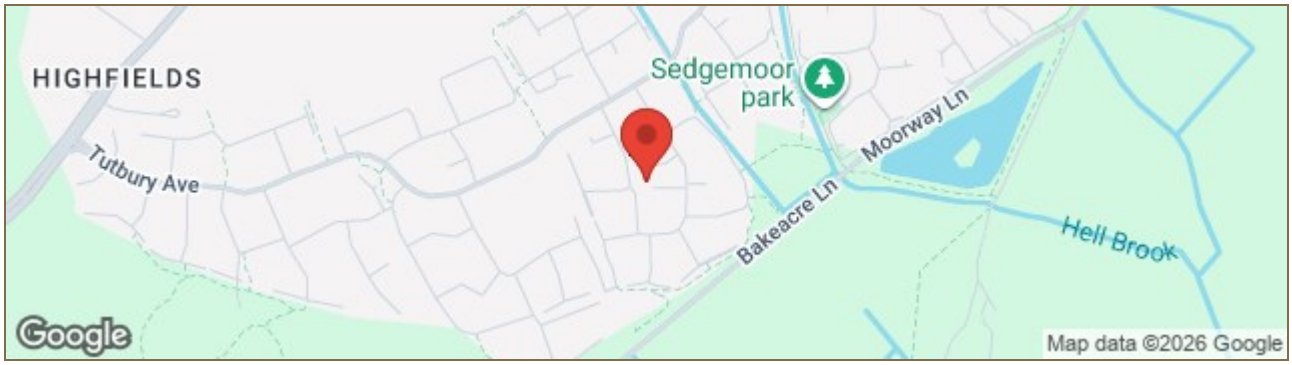








Road Map

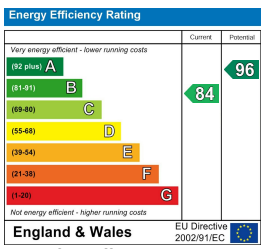


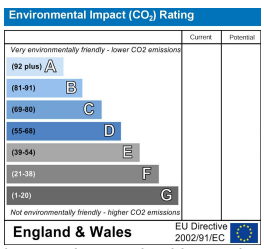
Floor Plan

Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.
Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk