



9 Arundel Way, Derby, DE23 3AY  
£1,100 Per month







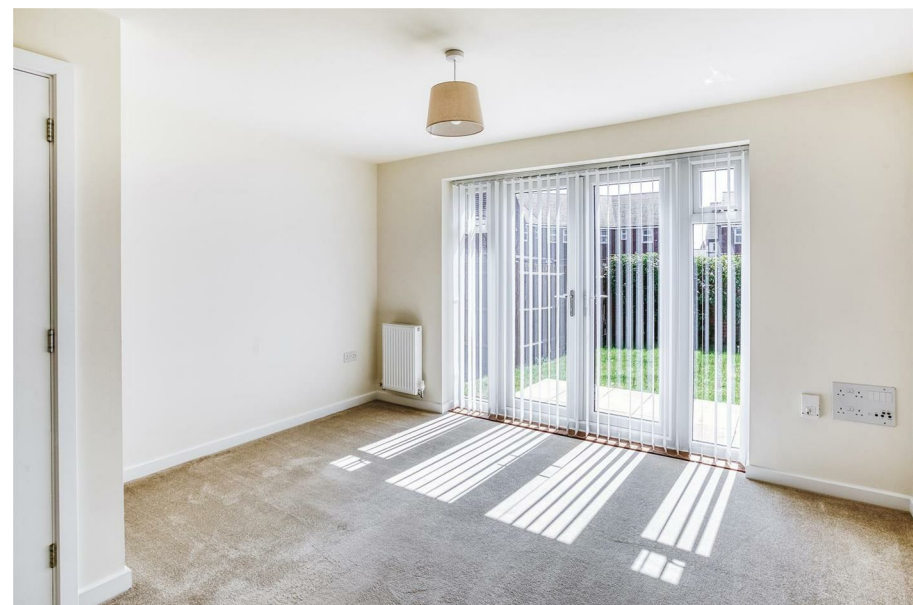
# 9 Arundel Way

## Derby, DE23 3AY

- Modern Two-Bedroom Mid-Townhouse In Sought-After Littleover Location
- Stylish Kitchen With High Gloss Units And Integrated Appliances
- Generous Main Bedroom With Twin Windows And Ample Wardrobe Space
- Contemporary Bathroom With Thermostatic Shower Over Bath
- Off-Street Parking For Two Vehicles At The Front Of The Property
- Bright Entrance Hallway With Side Window And Downstairs WC
- Spacious Open-Plan Lounge/Diner With French Doors To Garden
- Second Double Bedroom Featuring Built-In Overstairs Storage Cupboard
- Well-Maintained Rear Garden With Patio, Lawn And Bin Store
- Excellent Access To Schools, Amenities & Transport Links

Tucked away in a quiet residential spot in Littleover, this modern two-bedroom home is ideal for professionals, couples or small families seeking a well-maintained, low-maintenance property. With a stylish kitchen, bright open-plan living space and a landscaped rear garden, the property balances functionality with comfort. French doors from the lounge open onto a private patio and lawned area, creating a natural flow for indoor-outdoor living during warmer months. Off-street parking for two vehicles and a smartly presented frontage offer added convenience. With neutral décor throughout, this is a home that's ready to move into and enjoy straight away.

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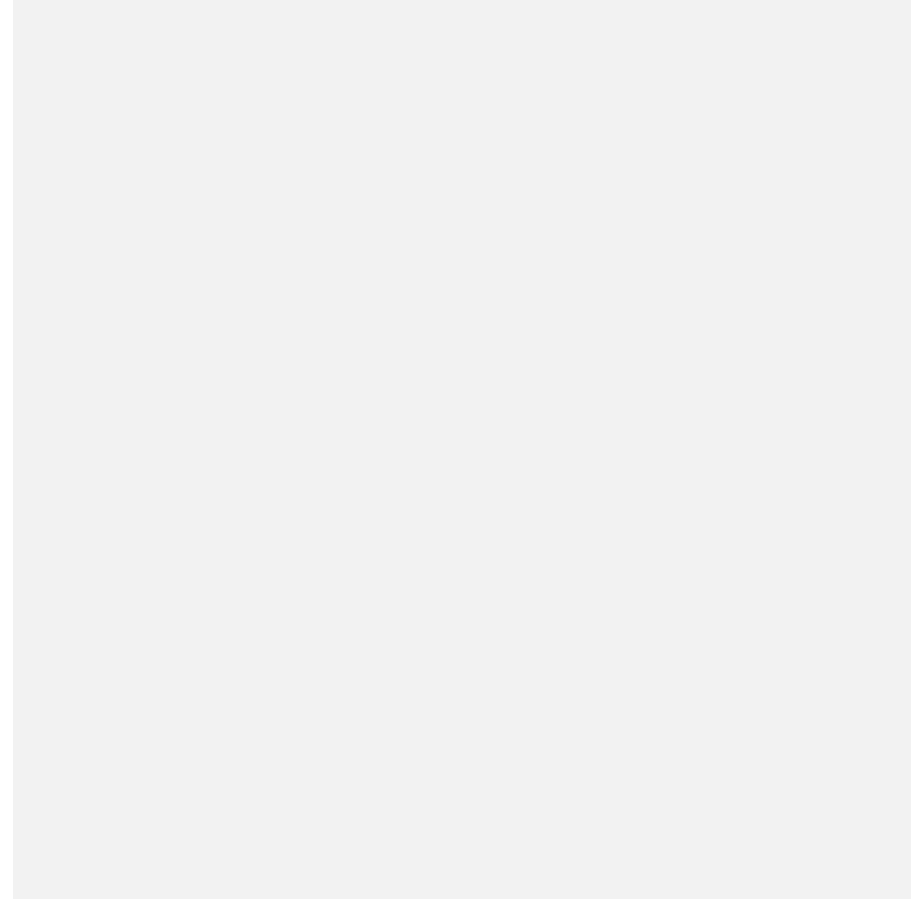


The Detail

The Location

Reservation Fee & Deposit





Directions







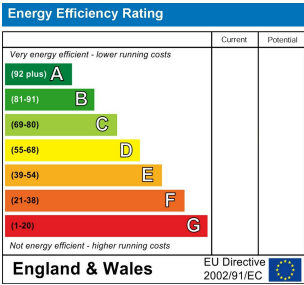
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Lettings Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.