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7, DE23
£1,100



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



AVAILABLE NOW - 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.





The Detail

Entering the property, a glazed front door opens into a welcoming hallway, brightened by an additional side window. The ground floor WC includes a low-level toilet, wash basin, tiled splashback and an obscure-glazed window.

At the front of the house, the kitchen is fitted with a range of high gloss wall and base units, providing ample storage. Integrated appliances include an electric oven, gas hob with cooker hood, dishwasher, washing machine and fridge freezer. The wall-mounted combination boiler is also neatly housed here.

The open-plan lounge/diner spans the full width of the property, offering a spacious and flexible living area. French doors open out onto the rear garden, with glazed panels either side allowing in plenty of natural light. There's also a useful understairs storage cupboard.

Upstairs, the main bedroom features twin windows and space for wardrobes. The second bedroom also benefits from twin windows and includes an overstairs storage cupboard. The bathroom is fitted with a modern three-piece suite comprising a panelled bath with thermostatic shower over, wash basin and low-level WC, with part-tiled walls.

Outside, the rear garden includes a paved patio, lawned area, gravelled bin store and fenced boundaries. The front garden is neatly presented with a shrub bed and pathway, and there's off-street parking for two vehicles.





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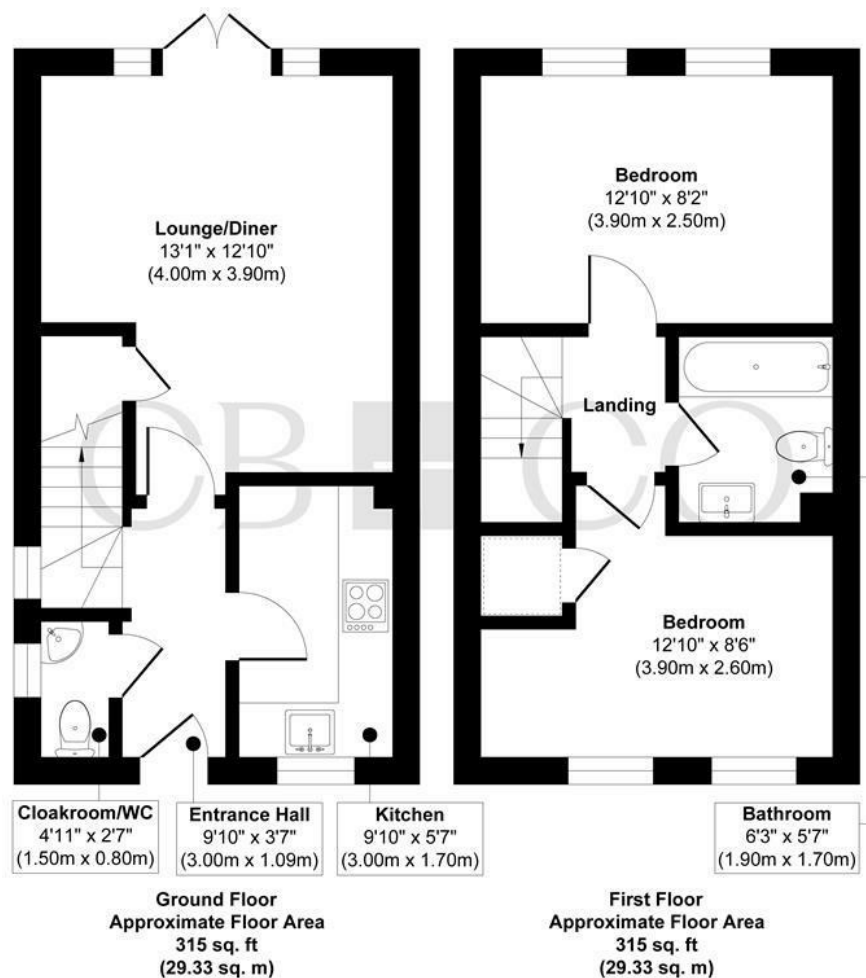
The Location

Set in the sought-after suburb of Littleover, Arundel Way enjoys a fantastic position with everything you need close at hand. The area is well-served by a mix of supermarkets, independent shops and popular eateries, giving it a lively yet community-focused feel. Families will appreciate being in the catchment for well-regarded local schools, while excellent public transport links make getting into Derby city centre and beyond straightforward.

Key employers such as the Royal Derby Hospital, Rolls-Royce and the University of Derby are all easily accessible, and nearby parks and green spaces offer a welcome escape for walking, running or relaxing outdoors.







The Particulars

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

Size

Approx 630.00 sq ft

Energy Performance Certificate (EPC)

Rating B

Council Tax Band

B

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Let's *Talk*

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