



Prince George Drive
Derby

Asking Price Of £390,000



Prince George Drive Derby

The property boasts a unique and rare design, with only two of its kind in the entire development. This impressive 4-bedroom detached house offers breathtaking views from its balcony that stretches across the city. Viewing is essential to really appreciate what is on offer!

As we step inside, the ground floor greets us with a spacious kitchen diner featuring modern built-in appliances such as an integrated fridge freezer, dishwasher, double oven, and hob. Additionally, there is ample space for a washing machine. The lounge is generously sized and benefits from patio doors that open up to the back garden, allowing for an abundance of natural light. A convenient downstairs WC is also available for guests. Moving up to the first floor, we discover two double bedrooms, one of which is currently being utilised as a well-appointed office space complete with fitted desks and storage. Each bedroom features two floor-reaching windows, filling the rooms with natural light. This floor is further equipped with a well-maintained bathroom. The second floor reveals two more double bedrooms, with one versatile room presently serving as a dressing room, equipped with fitted wardrobes and direct access to the jack and jill shower room. Similar to the lower floors, both bedrooms on this level boast double windows, providing stunning views of the surroundings.

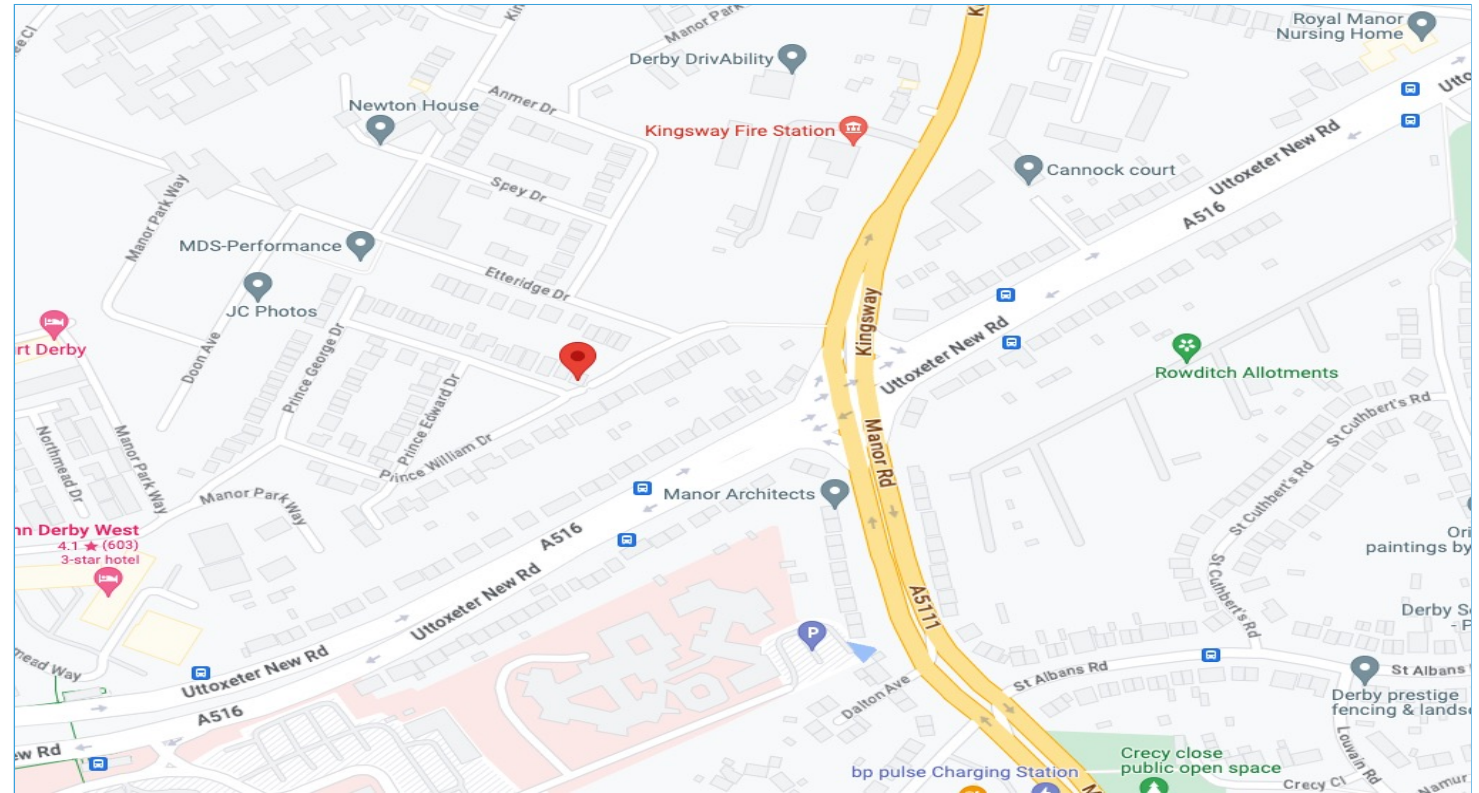
Then we reach the top floor, which is a true showstopper. This exceptional space has endless possibilities, whether it be a cosy sitting room, an energising gym, a serene library, or a productive office. The room is filled with natural light and offers access to the grand balcony, wrapping around two sides of the property. From here, one can fully relish in the majestic panoramic views of the city. The balcony space also allows for outdoor seating, perfect for enjoying a relaxing evening.

Outside, this property continues to impress. To the side of the house, a private driveway offers parking space for two cars and leads to a spacious double tandem garage. Currently, the garage is being used as both storage and a gym. The back garden is truly enchanting, benefitting from the additional land acquired by the current owners, resulting in an expansive and beautifully maintained outdoor space. Access to the garden is made readily available from the front of the property through a convenient gate.



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This is a great location, it is just a few minutes walk to the Royal Derby Hospital as well as the local supermarket and restaurant as well as being close to Kingsway Retail Park. For transport, it is just a short drive and you can be on the Inner Ring Road or the A38 heading towards the M1 or A50. The local bus stop is just a few minutes walk from the property with busses frequently running into Derby City Centre and Burton town centre. Just a 5 minute drive from the property there is Markeaton Park as well as Foresters Retail Park.



EPC Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	88	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Help for buyers

To help your purchase go smoothly we can recommend trusted local mortgage advisors and solicitors

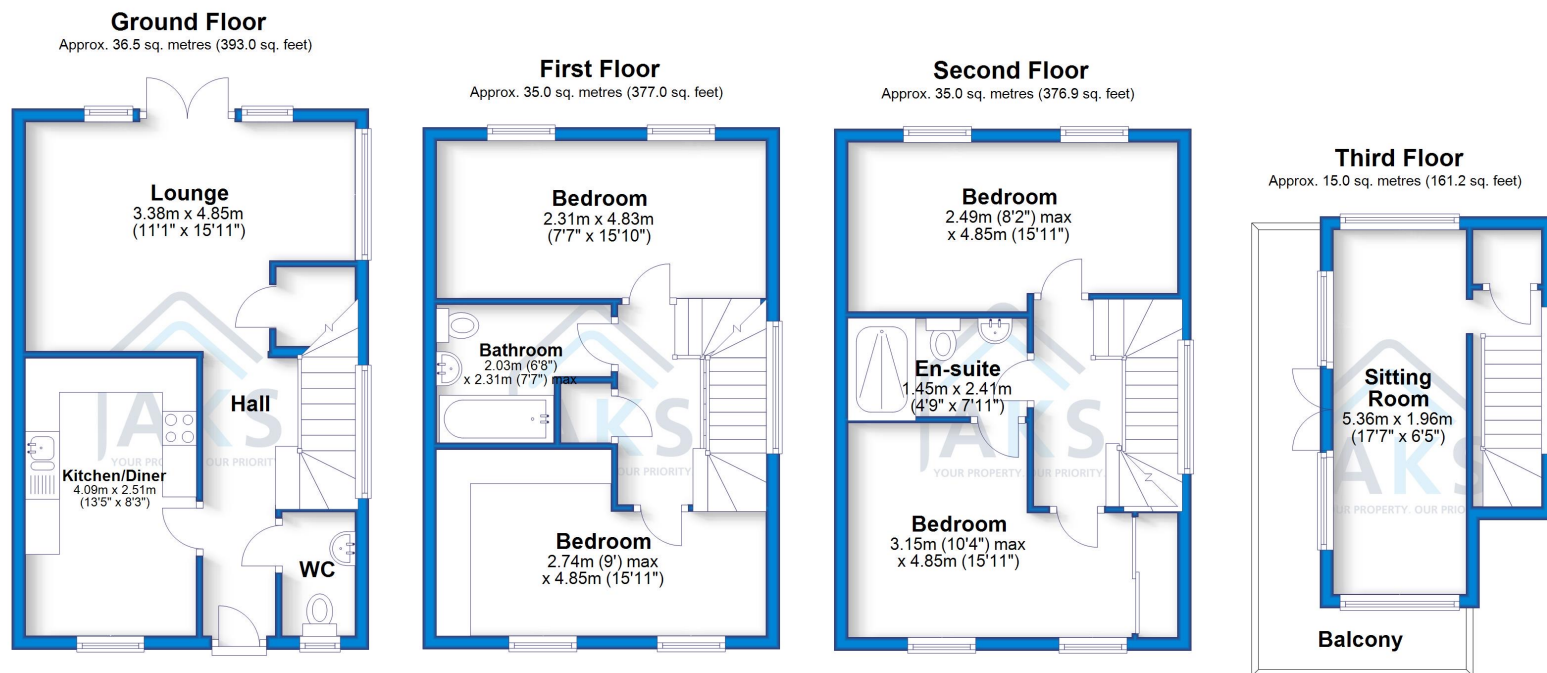


Help for sellers

If you're thinking of selling, we'd love to help you.



The Floor Plan



Total area: approx. 121.5 sq. metres (1308.2 sq. feet)

Badger Farm, Willow Pit Lane, Hilton, DE65 5FN

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 The Property Ombudsman

 AKS

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