

# Prince George Drive

Derby, DE22 3XA



John German



Extremely well presented modern home, ideal for first time buyers and offered for sale with NO UPWARD CHAIN. The property sits within a modern development and benefits from uPVC double glazing, gas central heating, solar panels and off road parking.

£225,000



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Entrance to the property is via a welcoming entrance hall with laminate flooring running all the way through to the living room, access off to the guest WC and kitchen whilst the staircase leads to the first floor.

The kitchen is fitted with a range of sleek modern cabinets with contrasting work surfaces and an inset stainless steel sink unit. Included is a range of integrated appliances comprising under counter double oven, gas hob with extractor hood over, integrated fridge and freezer and integrated dishwasher, leaving space for a washing machine.

The living room is a lovely light filled space with French doors and full height glazed panels providing views over the rear garden. There is plenty of space for soft furnishings as well as a comfortable dining table and a useful built-in under stairs storage cupboard.

On the first floor stairs lead to a central landing with access to part boarded loft space, doors lead off to the bedrooms and bathroom.

Bedroom one has two rear facing windows and a built-in mirror fronted wardrobe whilst bedroom two has two contemporary floor to ceiling windows to the front and a built-in airing cupboard.

The bathroom sits in the middle fitted with a three piece suite comprising low flush WC, wall mounted washbasin and a panelled bath with an electric shower over, hair shower attachment and a glass shower screen, chrome heated towel rail.

Outside the property sits back from the road behind a block paved driveway with an herbaceous border. Gated access from the rear leads to the fully enclosed rear garden with a paved patio area adjacent to the house leading onto a practical artificial lawn with raised planters and a second paved patio area at the end of the garden which is the perfect spot to outdoor entertaining.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Derby City Council / Tax Band B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA10092025

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#### Agents' Notes

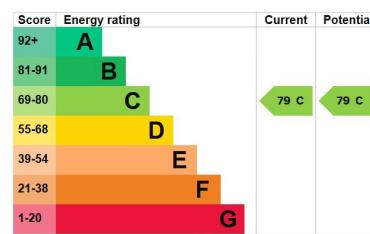
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#### John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE1 3HB  
01332 943818

derby@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
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