



Prince Charles Avenue
DERBY



Property Description

This three-bedroom semi-detached home offers a perfect blend of comfort, and convenience. Ideal for families or first-time buyers, the property boasts a practical layout and excellent location close to local amenities and transport links.

The ground floor comprises a welcoming lounge/diner, a bright and functional kitchen, and a downstairs cloakroom for added convenience.

Upstairs, you'll find three well-proportioned bedrooms and a modern family bathroom.

Outside, the property features a generous rear garden, ideal for outdoor entertaining or family activities, while the front benefits from a driveway, offering off-street parking.

Located in the popular residential area of Mackworth, the property enjoys close proximity to a range of local amenities, including shops, schools, and leisure facilities. For outdoor enthusiasts, Mackworth Park and other green spaces are nearby, providing plenty of opportunities to enjoy nature. Mackworth is also well-connected, with excellent transport links to Derby city centre, which is just a short drive or bus ride away. The area offers easy access to the A38 and A52, making it convenient for commuters heading to Nottingham, Birmingham, and beyond. This property represents a fantastic opportunity to settle in a thriving community with all the conveniences of modern living at your doorstep. Viewing is highly recommended!

Entrance Hallway

Lounge/Diner

17' 1" x 13' 6" (5.21m x 4.11m)

Kitchen

9' 11" x 10' 4" (3.02m x 3.15m)

Pantry

Cloakroom W/C

Bedroom One

10' x 13' 6" (3.05m x 4.11m)

Bedroom Two

9' 11" x 10' 5" (3.02m x 3.17m)

Bedroom Three

6' 11" x 9' 11" (2.11m x 3.02m)

Landing

Bathroom

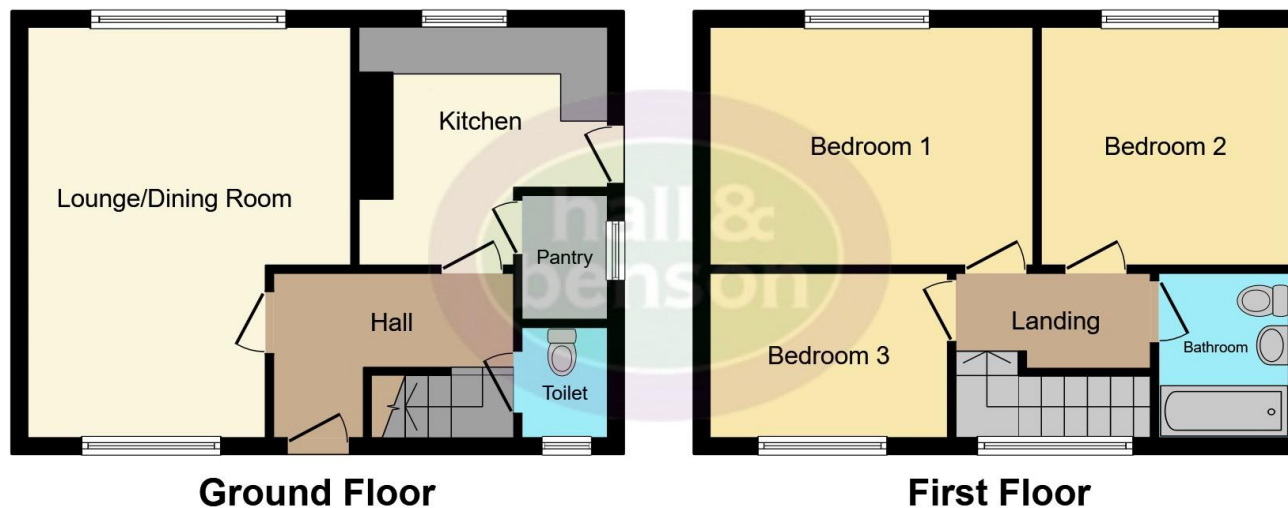
Exterior

Rear garden with patio area, good sized driveway.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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T 01332 555 945
E allestree@hallandbenson.co.uk

E7 Park Farm Centre Park Farm Drive
 DERBY DE22 2QQ

EPC Rating: C Council Tax
 Band: A

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Tenure: Freehold



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