



89 Prince George Drive, Derby, DE22 3XA

Nestled in the heart of Derby on Prince George Drive, this stunning detached house is a true gem waiting to be discovered. Boasting 4 bedrooms and a generous 1,324 sq ft of space, this property, built in 2015, is a modern oasis for those seeking comfort and style.

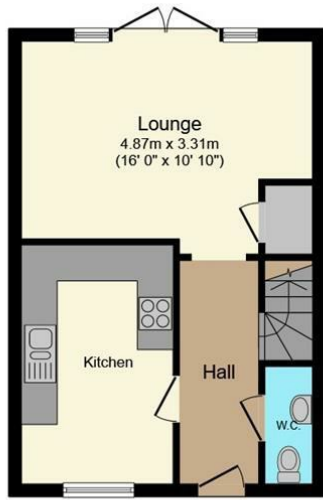
Presented by Monkey vs Owl, this property is conveniently located just a stone's throw away from the esteemed Derby Royal Hospital. The layout of this house is simply perfect for a growing family, with 4 spacious double bedrooms including a master bedroom with a Jack and Jill shower room, ensuring both luxury and convenience.

Step inside to find an inviting entrance hall, a sleek modern kitchen, and a cosy living room that opens up to a larger than average rear garden - perfect for entertaining guests or simply enjoying a quiet evening outdoors. The top floor offers a versatile 2nd reception room that can be transformed into a studio, office, or playroom, catering to all your needs. Not to mention the fantastic wrap-around balcony that provides breathtaking views across the charming city of Derby.

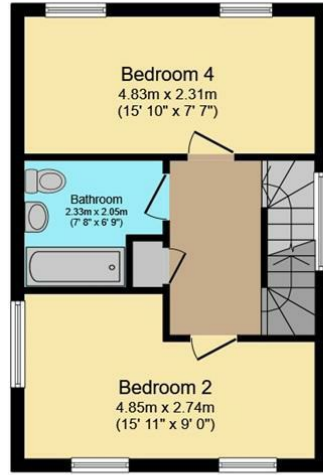
Externally, this property features a link tandem garage and a private driveway, ensuring ample space for parking and storage. And the best part?

Don't let this chance slip away - seize the moment and make this wonderful house your new home sweet home.

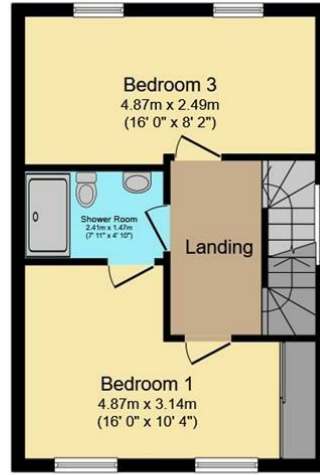
Offers In The Region Of £340,000



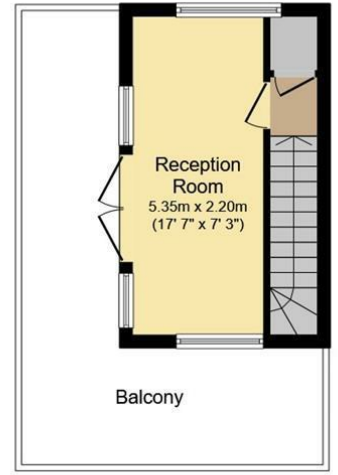
Ground Floor



First Floor



Second Floor



Third Floor

Total floor area 124.8 m² (1,343 sq.ft.) approx

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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 & Wales		EU Directive 2002/91/EC	