



**Prince William Drive, Derby DE22 3XF**

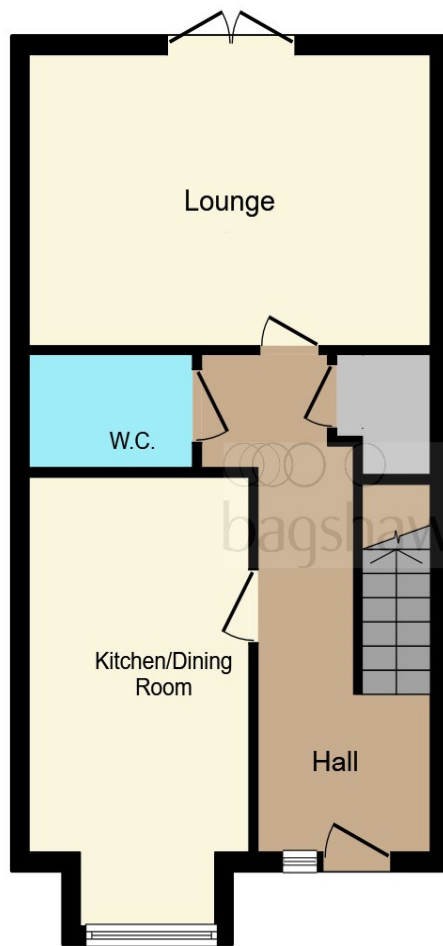


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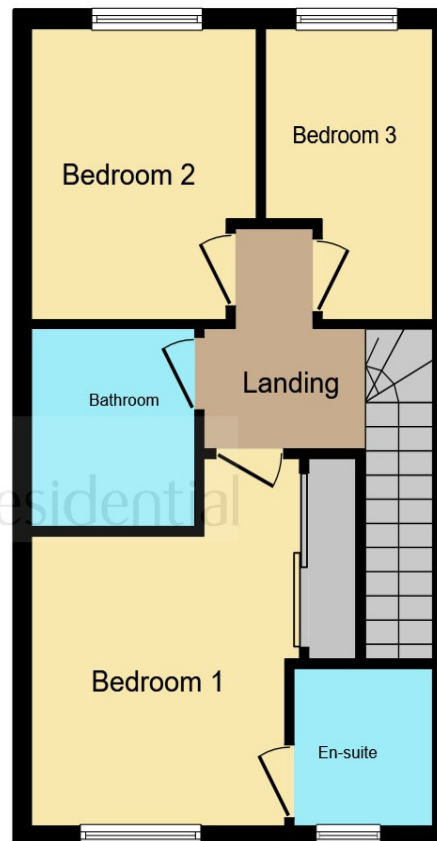
**Prince William Drive, Derby**

Situated on the sought-after Prince William Drive in Derby, this modern 3-bed semi-detached home is perfect for first-time buyers, couples, or families. Featuring a spacious lounge, kitchen/diner, downstairs WC, master with ensuite, a large rear garden, garage, and driveway.





**Ground Floor**



**First Floor**

### **Kitchen**

13' 1" MAX x 8' 1" MAX ( 3.99m MAX x 2.46m MAX )

### **Living Room**

10' 5" MAX x 15' 4" MAX ( 3.17m MAX x 4.67m MAX )

### **Bedroom 1**

12' MAX x 10' 11" MAX ( 3.66m MAX x 3.33m MAX )

### **Bedroom 2**

10' 1" MAX x 8' 7" MAX ( 3.07m MAX x 2.62m MAX )

### **Bedroom 3**

10' 1" MAX x 6' 1" MAX ( 3.07m MAX x 1.85m MAX )

### **Garage**

21' 1" MAX x 10' 1" MAX ( 6.43m MAX x 3.07m MAX )

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](http://www.focalagent.com)

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## Prince William Drive, Derby

- Modern 3-bed semi-detached home
- Spacious lounge with garden access
- Kitchen/diner with modern appliances
- Master bedroom with ensuite
- Three-piece family bathroom & downstairs WC

Tenure: Freehold EPC Rating: B

**£250,000**

Welcome to this beautifully presented 3-bedroom semi-detached home on Prince William Drive, Derby. Built less than ten years ago, this modern property is perfect for first-time buyers, couples, or families looking for stylish and functional living.

As you enter, you're welcomed into a bright hallway leading to a well-equipped kitchen/diner with ample wall and base units, modern appliances, and space for a dining table. Further down the hall, you'll find a convenient downstairs WC before entering the spacious lounge, which offers a perfect space to relax. Double doors open to the generous rear garden, featuring a large lawn and patio-ideal for entertaining.

Upstairs, the master bedroom benefits from a three-piece ensuite, while the second bedroom is a comfortable double, and the third is a versatile single room, perfect as a nursery or home office. A stylish three-piece family bathroom completes the first floor. The property also boasts a driveway, garage, and modern fixtures throughout.

Located in a popular residential area, this home is close to excellent local schools, shops, and parks, with great transport links to Derby city centre and beyond. With its fantastic layout and prime location, this property offers a wonderful opportunity to step onto the property ladder or upgrade to a stylish family home.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DBY120226 - 0003

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