

CURRAN  
BIRDS  
+ CO

Prince George Drive  
Manor Kingsway, Derby  
£275,000

# CURRAN BIRDS + CO

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CLOSE TO THE ROYAL DERBY HOSPITAL - A well proportioned four double bedroom, three-storey semi-detached home in the sought after Manor Kingsway development. The property offers contemporary design with versatile layout and this highly convenient location just a short walk away from the Royal Derby Hospital.

The property features a well appointed dining kitchen, spacious lounge with double doors opening onto a landscaped rear garden. There are two double bedrooms and bathroom to the first floor and two further double bedrooms to the second floor with a jack and jill en-suite shower room. Outside, there is a driveway providing off-road parking for two cars, leading to a good sized brick-built garage.







## The Detail

This spacious and well-maintained home offers flexible living across three floors. Upon entering, the welcoming hallway leads to a ground-floor guest WC and a modern kitchen/dining room, complete with stylish wall and base units, integrated appliances, granite-effect work surfaces, and a tiled floor. The living room is a bright and inviting space with double doors opening onto the beautifully landscaped rear garden, making it ideal for relaxation and entertaining.

The first floor has two generously sized double bedrooms, both filled with natural light, along with a contemporary family bathroom fitted with a bath and shower over, heated towel rail, and stylish fittings. A useful storage cupboard is also located on this level.

The second floor includes a luxurious primary suite with fitted wardrobes with mirrored doors, an airing cupboard, and access to a Jack & Jill en-suite, complete with a shower cubicle, wc and washbasin. Another well-proportioned double bedroom completes this level.

Externally, the property is set back from the road behind a neat fore garden, with a driveway providing off-road parking for two cars and leading to a brick-built garage. The landscaped rear garden enjoys a warm westerly aspect, featuring a lawn and patio area and is enclosed by a timber fence panelled boundary.







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## The Location

The property's offers a most convenient location on the modern Manor Kingsway development close to the Royal Derby Hospital and within easy access of Derby City centre via several regular bus services.

Derby City centre offers a full range of amenities including the impressive Derbion shopping centre, the Cathedral Quarter with many boutiques, bars and restaurants along with Sadler Gate and Friar Gate. The location is also convenient for Kingsway Retail Park and local amenities at Littleover and Mickleover.

Excellent transport links are close by with easy access onto the A38, A50 and A52, which provide onward travel to the main motorway network and other regional centres.





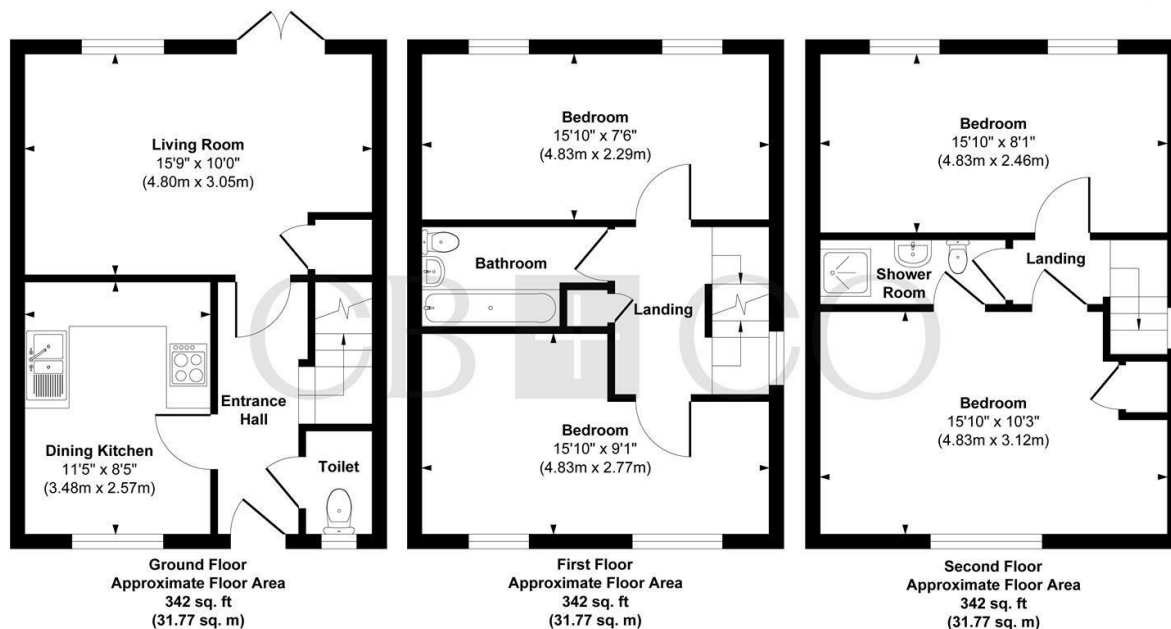








Prince George Drive, Kingsway, Derby



Approx. Gross Internal Floor Area 1026 sq. ft / 95.31 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## The Particulars

- Modern Three Storey Semi-Detached Home
- Manor Kingsway Development - Close to the Royal Derby Hospital
- Modern Living - Contemporary Fittings
- Entrance Hallway, WC & Living Room
- Well Appointed Dining Kitchen
- Four Double Bedrooms, Bathroom & Jack and Jill En-Suite
- Driveway for Two Cars & Single Garage
- Enclosed Rear Garden
- Easy Access to Derby City Centre, Littleover & Mickleover
- No Chain Involved

### Size

Approx 1026.00 sq ft

### Energy Performance Certificate (EPC)

Rating

### Council Tax Band

D

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Let's *Talk*

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