



Caspian Drive
Derby

Offers Over £200,000



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This house has three bedrooms (two of which have en-suites), a kitchen diner, a great sized lounge, utility room and a shower room.

On entering the ground floor there is a shower room comprising a shower, a sink and a WC. The utility room is to the back of the property and leads out onto the garden. Within the utility room you will find the boiler, space for a washing machine and tumble dryer, and a sink. Bedroom three is located on this floor and looks out onto the back garden. There are two storage cupboards on this floor. The first floor comprises the lounge and kitchen diner. The lounge is spacious and has abundant natural light coming in through two windows. The modern kitchen diner has a built-in fridge-freezer, oven, and hob with space for a dishwasher. On the second floor there are two large double bedrooms, both with fitted wardrobes.

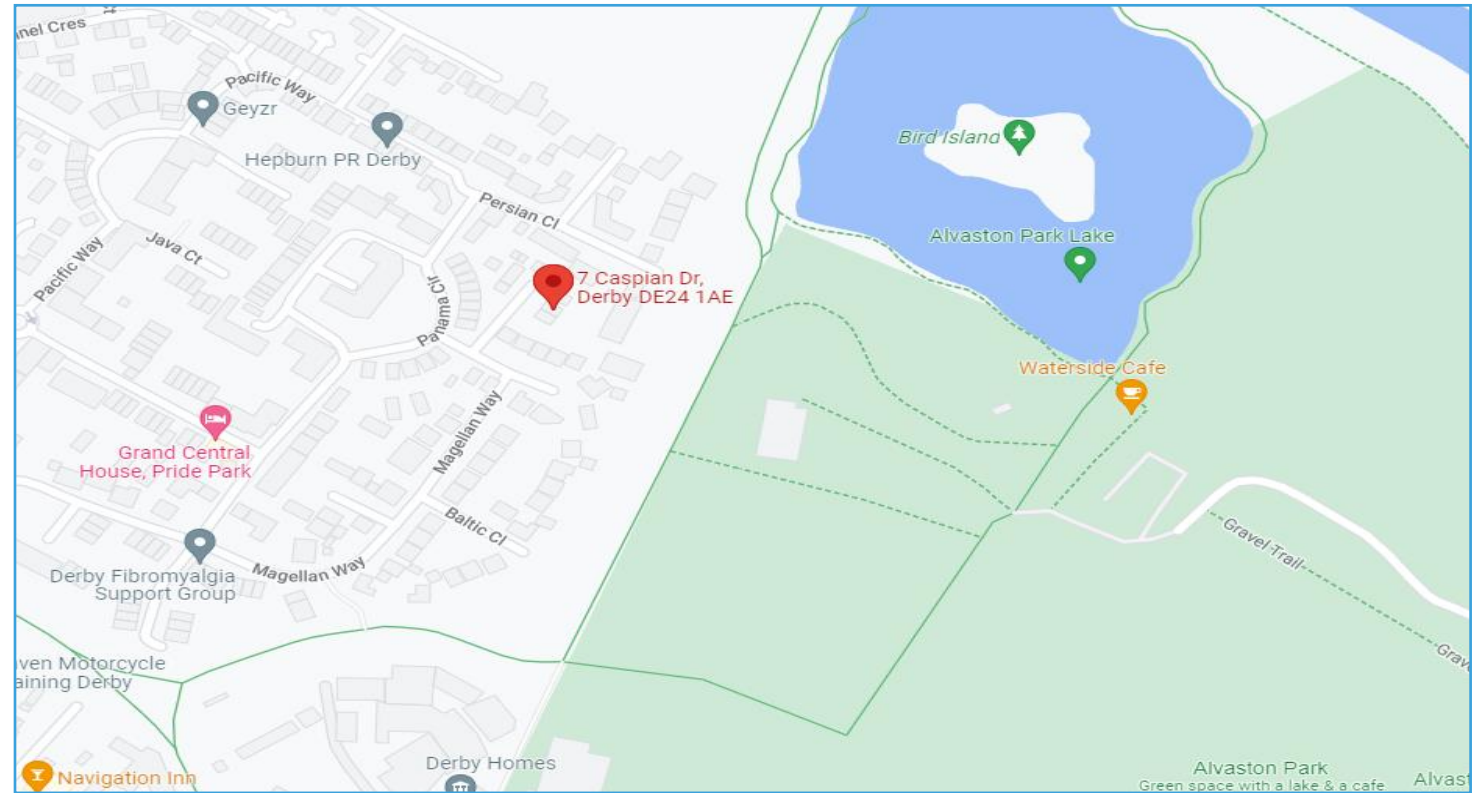
One bedroom has an ensuite bathroom and the other has an ensuite shower room. Outside to the front there is a porch, driveway and an integrated garage. The back garden is laid mainly with lawn, with a patio area, and a gate at the bottom of the garden. ***Why you will love this home - Being close to pride park and the city centre this house makes a fantastic home for a couple or a family, with great sized bedrooms and plenty of living space!***



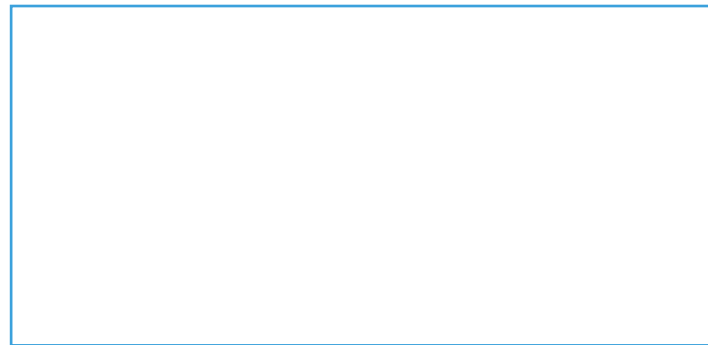
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City Point is a fantastic location, within walking distance to the train station and public transport routes around the city and into the city centre. With a 5-minute drive there is access to major road links including the A6, A52 and Ring Road. The house is just a short walk from Alvaston Park and the public footpath along the river which is ideal for families and walkers alike. There is access to a number of pubs, restaurants, supermarkets and a petrol station in Pride Park, making the property close to all necessity amenities.



EPC Energy Performance Certificate



Help for buyers

To help your purchase go smoothly we can recommend trusted local mortgage advisors and solicitors

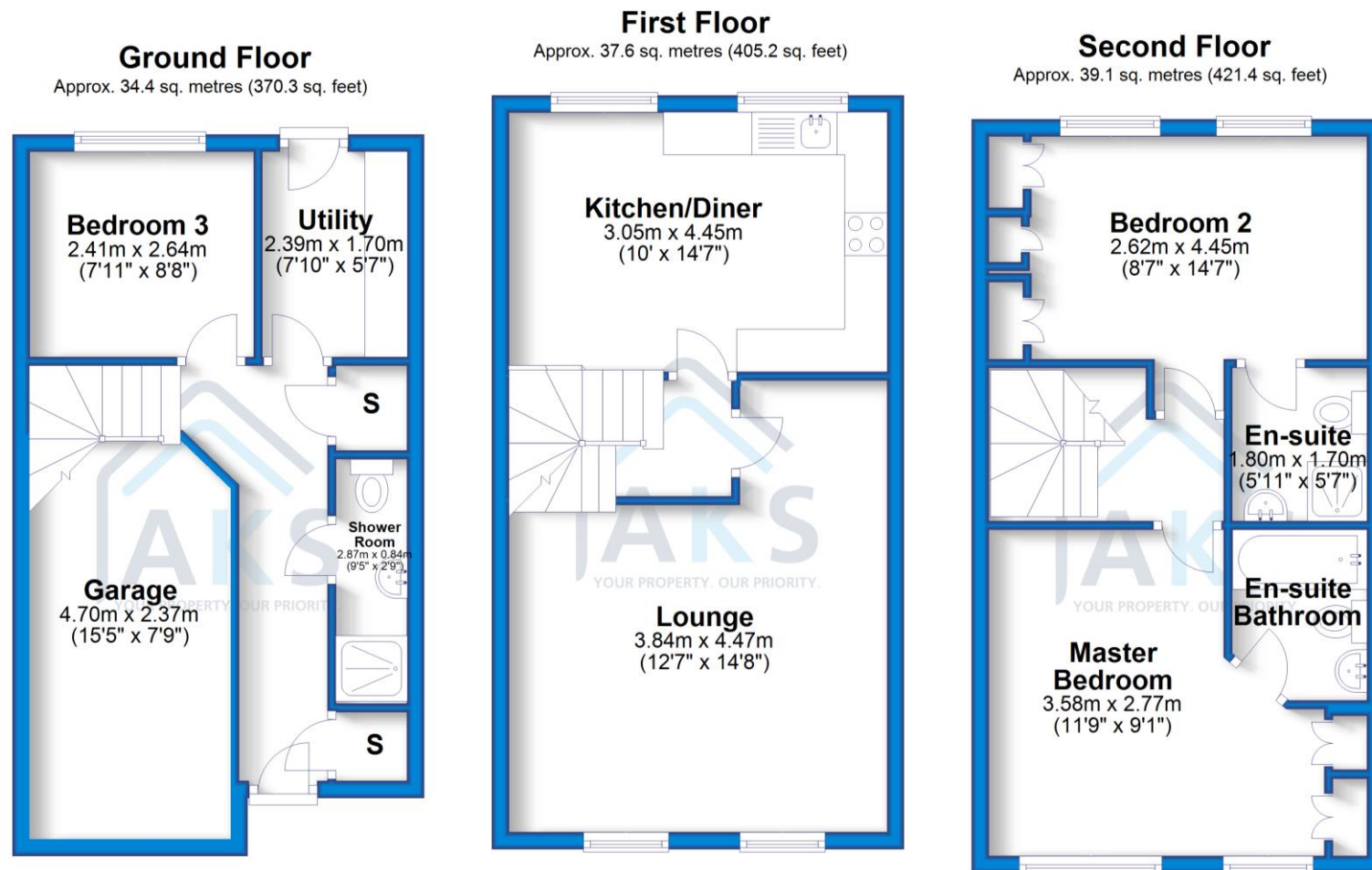


Help for sellers

If you're thinking of selling, we'd love to help you.



The Floor Plan



Total area: approx. 111.2 sq. metres (1196.9 sq. feet)

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The Property Ombudsman



Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate for general guidance only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.