



HOPKINS & DAINTY

ESTATE AGENTS



Highfields Park Drive, Derby, DE22 1JU

£439,950

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this beautifully presented and spacious, four bedroom detached family home. Set on this popular estate just off Broadway, within close proximity to Markeaton Park, Darley Park and is convenient for access into Derby and the nearby A38. The property also benefits from a pleasant outlook over green space to the front and has a generous lawn garden to the side.

The accommodation comprises: entrance hallway with a guest WC; generous bay fronted lounge, a second sitting room or home study, open plan kitchen and dining room with French doors opening onto the garden and a range of quality integrated appliances. There is also a useful utility room with a door opening onto the rear driveway. On the first floor the spacious landing provides access to all four bedrooms, two of which have built in wardrobes and the master bedroom is also served with an En-suite shower room. There is a main family bathroom with a three-piece suite, including an over bath shower. The property has gas central heating off a recently installed boiler (February 2023), double glazing, rear driveway parking, a brick garage and a delightful lawn garden.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Entrance Hall



Accessed via a double glazed entrance door with laminate flooring, a radiator and coving to the ceiling. Stairs rising to the first floor with a storage cupboard under and doors leading off.

Lounge 13'8" x 11'3" + bay (4.19 x 3.45 + bay)



Generous bay fronted lounge with a radiator, wall mounted electric fire, coving to the ceiling and a double glazed bay window.

Kitchen/Diner



Open plan kitchen and dining room.

Dining Area 11'6" x 11'1" (3.51 x 3.38)



With French doors opening onto the garden and a double glazed front window. Laminate flooring, a radiator, coving to the ceiling and opening to:

Kitchen Area 11'5" x 10'11" (3.49 x 3.34)



Fitted with a range of base and wall units with worktops and an inset sink and drainer with a mixer tap and tiled

splashbacks. There is also a breakfast bar and integrated appliances comprising double electric oven, dishwasher, fridge/freezer and cooker hood. A radiator, ceiling spotlights, double glazed side window and a door to:

Utility Room 6'11" x 5'8" (2.11 x 1.75)



With a double glazed door opening onto the driveway. Fitted worktop with an inset sink and drainer with a mixer tap and tiled splashbacks. Space and plumbing for a washing machine and tumble dryer; radiator and the wall mounted gas boiler.

Study 8'4" x 8'0" (2.55 x 2.45)



Useful home study or second sitting room. With laminate flooring, a radiator, coving to the ceiling and double glazed front and side windows.

Guest WC



Two piece suite comprising WC and wash hand basin. With a radiator and double glazed front window.

First Floor Landing



With access to the loft space (which is part boarded), a built in storage cupboard, radiator and doors leading off.

Master Bedroom 12'2" x 11'6" (+wardrobes) (3.71 x 3.52 (+wardrobes))



Good size master bedroom with a range of fitted floor to

ceiling wardrobes. Radiator, double glazed window overlooking the garden and a door to:

En-Suite Shower Room 6'11" x 5'8" (2.11 x 1.75)



With a three piece suite comprising shower, wash hand basin and WC. Heated towel rail, tiled splash backs, ceiling spotlights, an extractor vent and a double glazed rear window.

Bedroom 2 11'6" x 10'8" (+wardrobes) (3.51 x 3.27 (+wardrobes))



Second double bedroom with built in floor to ceiling wardrobes. A radiator and double glazed side window.

Bedroom 3 11'5" x 7'9">5'7" (3.49 x 2.38>1.72)



With a radiator and double glazed front and side windows.

Bedroom 4 11'4" x 11'5">5'7" (3.46 x 3.49>1.72)



With laminate flooring, a radiator and double glazed front and side windows.

Family Bathroom 7'3" x 5'7" (2.22 x 1.72)



Three piece suite comprising bath with a shower over and screen, wash hand basin and WC. Tiled splashbacks, a heated towel rail, ceiling spotlights, an extractor vent and

a double glazed front window.

Driveway/Frontage

Side driveway parking which leads to the garage.

Garage 18'0" x 9'6" max. (5.50 x 2.90 max.)



With an up and over door, electric light and power, roof storage space.

Rear Garden



Delightful rear lawn and patio garden with a decked seating area and fencing to the boundary.

Service Charge

We understand from the vendor that there is an annual estate maintenance charge of approximately £37.00. We always recommend buyers to get their legal adviser to verify these details prior to exchange of contracts.

Draft Sales Details

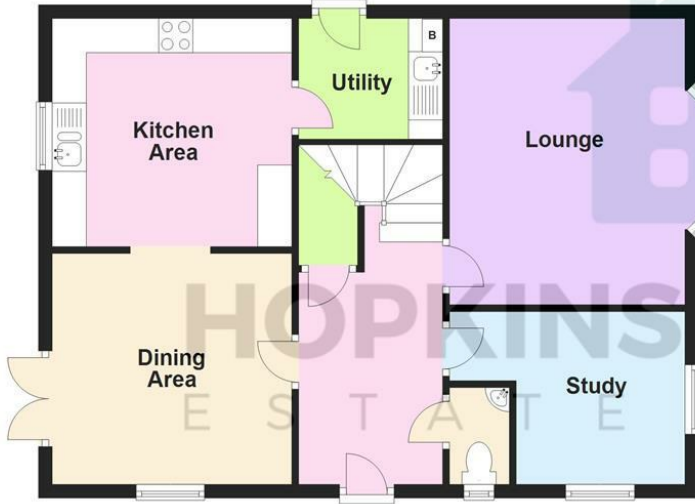
These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Ground Floor

Approx. 63.5 sq. metres (683.4 sq. feet)



First Floor

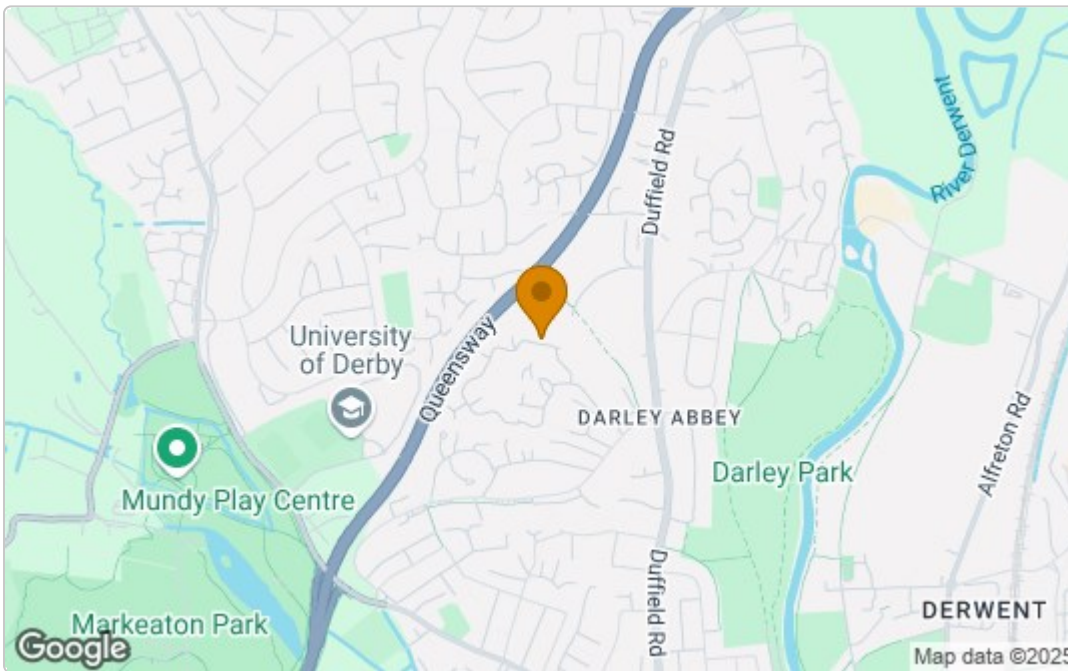
Approx. 63.2 sq. metres (680.5 sq. feet)



Total area: approx. 126.7 sq. metres (1363.9 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.