

Fletcher & Company

155 Highfields Park Drive, Darley Abbey, Derby, DE22
1BW

Offers Around £550,000

Freehold



- Generously Proportioned Detached Home
- Spacious & Well Proportioned Throughout
- Three Reception Rooms
- Open Plan Dining Kitchen
- Utility & Cloakroom
- Five Generous Bedrooms
- Two En-Suites & Family Bathroom
- Well Established Mature Gardens
- Driveway & Detached Double Garage
- Close To Darley Park, Darley Abbey & City Centre





Summary

CLOSE TO DARLEY PARK - Generously proportioned, five bedroom, three bathroom detached residence with double garage enjoying a particularly pleasant plot on the Highfields Park Drive development opposite attractive open green.

Internally, the accommodation is versatile and well proportioned with spacious entrance hall, staircase to first floor, fitted guest cloakroom, large living room with feature fireplace, separate dining room, spacious study and open plan dining kitchen with utility off. The first floor landing leads to the master bedroom with en-suite bathroom, guest bedroom with en-suite shower room, three further bedrooms and large family bathroom.

To the rear of the property is a well stocked garden featuring lawn and herbaceous borders containing a varied selection of flowering plants, shrubs and hedging. Parking facilities are to the rear with a double width driveway and detached double garage.

F&C

THE LOCATION

The property is situated off the very attractive tree-lined Broadway, close to Darley Abbey and Darley Park approximately one mile North of Derby City Centre.

Darley Abbey and its Park offer cafes, fine dining and restaurants, wine bar, cricket ground, children's play area, canoe club and pleasant walks along the bank of the River Derwent along with a nature reserve known as Nutwood.

The property is well placed for easy access onto the A6, A38 and A52 leading to the M1. A regular bus service operates along Duffield Road (A6).

Excellent schools nearby include Walter Evans, Markeaton, St Benedict and Allestree Woodlands.

ACCOMMODATION

GROUND FLOOR

Spacious Entrance Hall

15'1" x 7'5" (4.62 x 2.28)

Entrance door provides access to large hallway with central heating radiator, feature staircase to first floor with under-stairs storage cupboard, double glazed windows to front and doors to guest cloakroom WC, large living room, separate dining room, study and open plan dining kitchen.



Fitted Guest Cloakroom

4'11" x 3'8" (1.52 x 1.13)

With a suite comprising low flush WC, pedestal wash handbasin and central heating radiator.

Large Living Room

19'3" x 15'1" (5.87 x 4.60)

With feature fireplace, central heating radiators, tv point and double glazed French doors opening onto rear garden.



Separate Dining Room

13'10" x 11'2" (4.23 x 3.41)

With central heating radiator and double glazed canted bay window to front.



Study

11'2" x 11'0" (3.42 x 3.37)

With central heating radiator, telephone point and double glazed canted bay window to front.



Open Plan Dining Kitchen

19'1" x 11'1" (5.83 x 3.38)



Spacious Dining Area

Spacious dining area having central heating radiator and French doors opening onto rear garden.

Kitchen Area

Breakfast area with a U-shaped preparation surface and tiled surrounds, inset sink unit, fitted base cupboards and drawers with complementary wall mounted cupboards, built-in hob and oven, further appliance spaces, double glazed window to rear and door to utility room.

Utility

5'10" x 5'9" (1.80 x 1.77)

Again, with worksurface, fitted base cupboard, appliance space suitable for washing machine and door to side.

FIRST FLOOR

Semi-Galleried Landing

Semi-galleried landing with doors to all bedrooms and family bathroom.

Master Bedroom

14'8" x 11'1" (4.48 x 3.40)

With fitted wardrobes, central heating radiator, double glazed window to front and door to en-suite bathroom.



En-Suite

9'3" x 7'1" (2.84 x 2.18)

With a four-piece suite comprising low flush WC, wash handbasin, shower cubicle, bath, central heating radiator and double glazed window to front.



Guest Bedroom Two

12'11" x 9'8" (3.94 x 2.95)

With central heating radiator, double glazed window to rear and door to en-suite shower room.

En-Suite

7'10" x 4'5" (2.41 x 1.35)

With low flush WC, wash handbasin, shower, central heating radiator and double glazed window to side.

Bedroom Three

11'9" x 9'8" (3.59 x 2.96)

With fitted wardrobe and double glazed window to front overlooking green.



Bedroom Four

10'8" x 9'8" (3.26 x 2.95)

With fitted wardrobe and double glazed window to rear.



Bedroom Five

10'6" x 7'8" (3.21 x 2.36)

With central heating radiator and double glazed window to rear.



Family Bathroom

10'7" x 7'3" (3.25 x 2.23)

With a suite comprising low flush WC, pedestal wash handbasin, bath, separate shower cubicle, central heating radiator, airing cupboard and double glazed window to side.



OUTSIDE

Front Garden

To the front of the property is a small fore-garden overlooking the attractive neighbouring green.

Enclosed Rear Garden

To the rear of the property is an enclosed and well established garden with well stocked borders, feature lawn and beyond this is the double width driveway leading to a detached double garage.

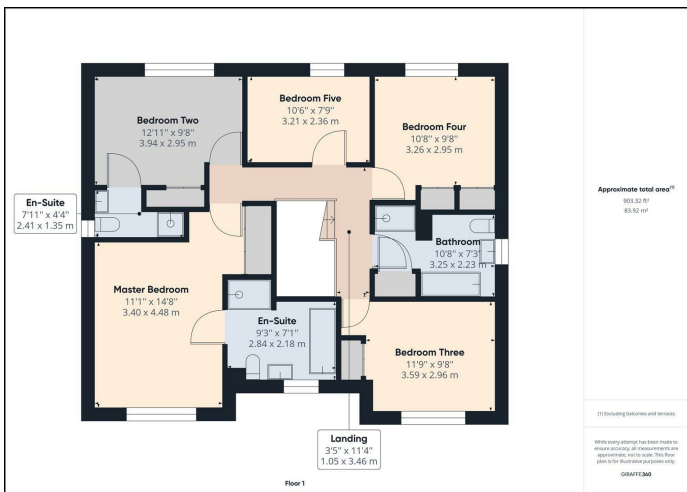
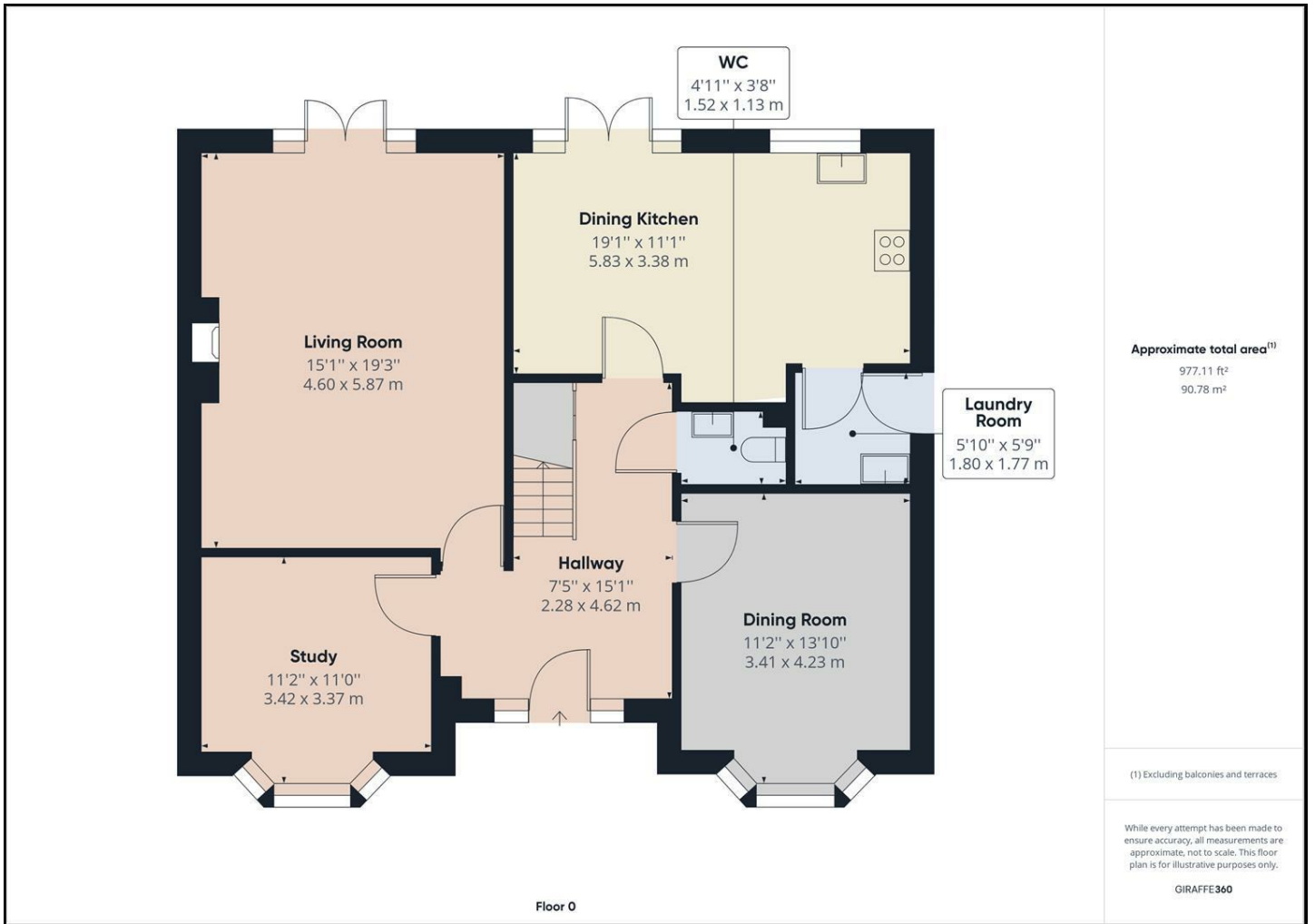


Detached Double Garage

With Hormann remote controlled roller door.



Council Tax Band F - Derby





Duffield Office

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Getting there

155 Highfields Park Drive
Darley Abbey
Derby
DE22 1BW

Council Tax Band: F
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	86
(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	