

Fletcher & Company

4 Brendan Gardens, Darley Abbey, Derby, DE22 1BD

Price £425,000

Freehold



- Beautiful Modern Detached Property
- Superbly Presented Throughout
- Ideal Family Home
- Double Glazing & Gas Central Heating
- Entrance Hall, Fitted Guest Cloakroom
- Lounge, Impressive Conservatory with Underfloor Heating
- Superb Re-Fitted Wren Open Plan Dining Kitchen
- Four Double Bedrooms, En-Suite Shower Room & Bathroom
- Low Maintenance Rear Garden
- Good Sized Driveway & Garage





Summary

Superbly presented, four double bedroom modern detached property occupying a convenient plot on this popular estate, close to Darley Abbey and Derby city centre.

This is a much improved, modern four bedroom detached residence on the popular Highfields Park estate, off Broadway in Derby. The property occupies a quiet cul-de-sac location with a driveway to the side providing ample off road parking and access to a single garage. To the rear, is a low maintenance enclosed garden.

Internally, the property is double glazed and gas central heated with entrance hall, fitted guest cloakroom, lounge, impressive conservatory, superb re-fitted Wren open plan dining kitchen and utility room. The first floor landing leads to a master bedroom with en-suite shower room, three further double bedrooms and bathroom.

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The Location

The property's location is within easy reach of attractive Darley Park with pleasant walks along the River Derwent and a selection of amenities at Darley Abbey Mills include restaurants and a wine bar. The location also offers easy access into Derby city centre, excellent transport links and local amenities including a recently constructed primary school, along with a secondary school.

Accommodation

Ground Floor

Entrance Hall

11'4" x 6'5" (3.46 x 1.97)

Entrance door provides access into the entrance hall with central heating radiator, staircase leading to the first floor with useful under-stairs storage cupboard and stylish herringbone wood effect patterned laminate flooring.



Fitted Guest Cloakroom

6'4" x 3'1" (1.95 x 0.95)

With low flush WC, vanity unit with wash handbasin, tiled flooring, central heating radiator and double glazed window.

Lounge

21'7" x 11'7" (6.58 x 3.54)

With feature fireplace with living flame fitted gas fire, central heating radiator, tv points, telephone point, double glazed window and French doors opening onto the garden.



Conservatory

13'8" x 9'3" (4.17 x 2.83)

A brick-based and double glazed construction featuring stylish wood effect flooring with underfloor heating, lantern roof with downlighters, double glazed windows and French doors opening onto the garden.



Superb Open Plan Dining Kitchen



Dining Area

13'0" x 8'5" (3.98 x 2.57)

With the continuation of the herringbone patterned wood effect flooring and double glazed window to the front.



Kitchen Area

12'9" x 11'5" (3.90 x 3.50)

A quality Wren fitted dining kitchen featuring a range of Quartz preparation surfaces with inset sink unit and mixer tap/extendable hose, stylish base cupboards with complementary wall mounted cupboards, integrated Zanussi oven and grill, four plate induction hob with extractor hood over, integrated dishwasher, microwave and fridge/freezer, the continuation of the Quartz preparation surface forming a useful breakfast bar area, herringbone patterned wood effect flooring, stylish floor-to-ceiling radiator and double glazed window to the front.



Utility Room

6'0" x 5'2" (1.83 x 1.58)

With complementary Quartz effect worktops, fitted base and wall mounted cupboards, appliance spaces suitable for a washing machine and tumble dryer, herringbone patterned wood effect flooring, central heating radiator, wall mounted combination boiler and panelled and glazed door to the side.



First Floor

Landing

With access to loft space, airing cupboard and doors to four bedrooms and bathroom.

Master Bedroom

11'10" x 10'5" (3.61 x 3.19)

With central heating radiator, tv and telephone points, built-in wardrobes, double glazed window to the rear and door to the en-suite shower room.



En-Suite Shower Room

6'7" x 5'4" (2.03 x 1.63)

Fitted with a suite comprising low flush WC, vanity unit with wash handbasin, good sized double shower cubicle with rainfall shower and further shower attachment, feature tiled wall, shaver point, extractor fan, central heating radiator and double glazed window.



Double Bedroom Two

11'1" x 10'5" (3.40 x 3.18)

With central heating radiator, built-in wardrobes, tv point and double glazed window.



Double Bedroom Three

11'11" x 8'5" (3.64 x 2.57)

With central heating radiator, tv point, built-in wardrobes and double glazed window.



Double Bedroom Four

10'5" x 8'1" (3.19 x 2.47)

With central heating radiator, tv and telephone points, built-in wardrobes and double glazed window.



Bathroom

With a white suite comprising low flush WC, pedestal wash handbasin, panelled bath, central heating radiator and double glazed window.

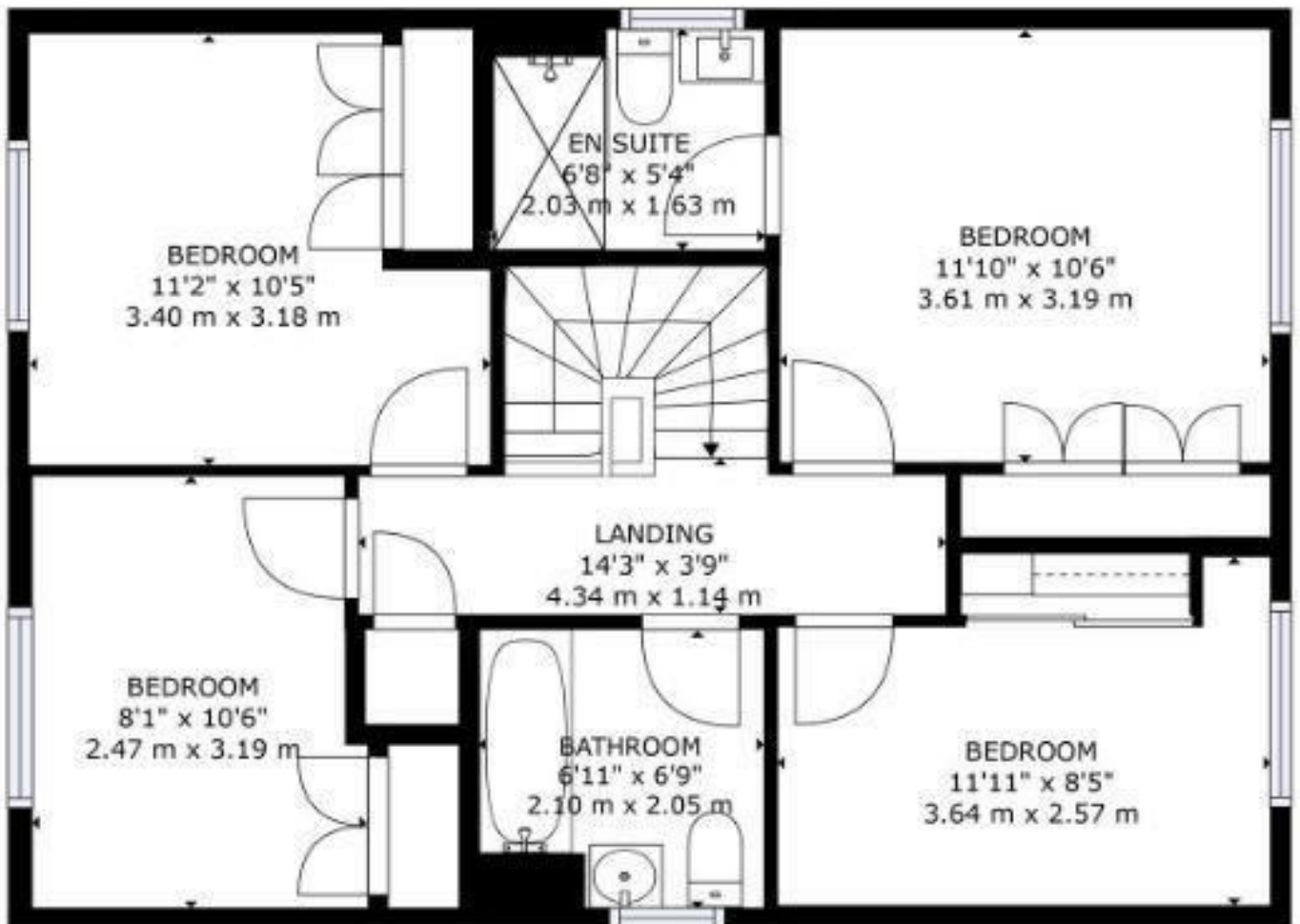
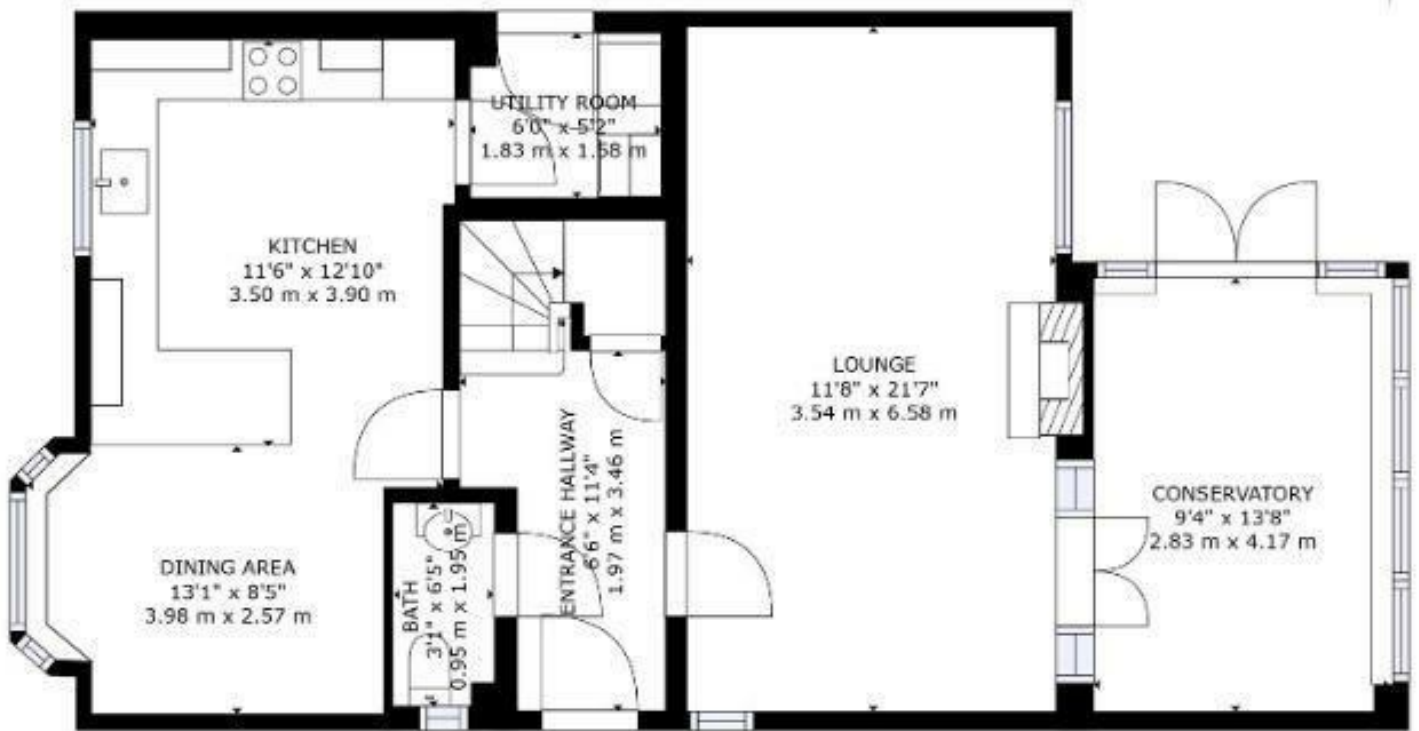


Outside

To the side of the property is a tandem driveway providing ample off road parking and access to a single garage. To the rear of the property is a low maintenance garden with artificial lawn, patio area, side gate to the driveway, brick walling and timber fencing.



Council Tax Band E - Derby





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Darley Abbey
Derby
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Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	78	
(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	