

# Fletcher & Company

24 Beechwood Park Drive, Derby, DE22 1BF

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Offers Over £625,000

Freehold

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- Ideal for a Large Family
- Accommodation Over Three Floors
- Spacious & Versatile
- Lounge, Study, Separate Dining Room & Fitted Kitchen
- Five Bedrooms & Three Bathrooms
- Impressive Gardens to Both Front & Rear
- Driveway & Detached Double Garage
- Highly Convenient Location
- Viewing Advised
- No Upper Chain







## Summary

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A superbly positioned, five double bedroom, detached residence occupying a fabulous plot on the Highfields Park Drive estate off Broadway in Derby.

This is an excellent opportunity to acquire a substantial, five double bedroom, detached residence occupying a particularly impressive plot on the Highfields Park Drive development. The property is set well back from the road behind an impressive, lawn frontage with adjacent driveway providing ample off-road parking for several vehicles and access to a detached garage. To the rear of the property is a completely private, mainly lawn garden with feature decked area and timber framed summerhouse. The property has a pleasant backdrop of mature trees.

The property is sold with the benefit of no upper chain and features double glazed and gas central heated accommodation comprising entrance hall, fitted guest cloakroom, dual aspect lounge, study, dining room off the kitchen and separate utility. The first floor landing leads to a principle bedroom with dressing room and en-suite shower room, two further double bedrooms and a bathroom with four piece suite. The second floor accommodation features two further double bedrooms and a shower room.

The property also benefits from fully refurbished carpets and is ready to move in.

# F&C

### **The Location**

As mentioned the property is on a popular estate off Broadway in Derby, which offers easy access into Derby City centre and a complete range of services. Nearby places of interest include Darley Abbey park and Darley Abbey Mills offering some pleasant walks along the banks of the river Derwent. There is also excellent schooling within easy reach of local primary schools including the newly built St Mary's Primary school, St Benedict's secondary school, Landau Forte and Woodlands secondary school in Allestree. The property also gives easy access to excellent transport links.

### **Accommodation**

#### **Ground Floor**

##### **Entrance Hall**

15'3" x 10'1" (4.67 x 3.08)

A panelled and double glazed entrance door provides access to hallway with central heating radiator, understairs storage cupboard, staircase to first floor and two double glazed windows to front.



##### **Fitted Guest Cloakroom**

6'9" x 3'5" (2.07 x 1.05)

Appointed with a low flush WC, pedestal wash handbasin and central heating radiator.

### Lounge

21'6" x 10'10" (6.57 x 3.32)

Having two central heating radiators, air conditioning unit, double glazed window to front and matching double glazed French doors to garden.



### Study

8'7" x 6'2" (2.64 x 1.90)

With central heating radiator and double glazed window to front.



### **Dining Room**

11'3" x 10'4" (3.44 x 3.15)

Having a central heating radiator and double glazed French doors with box bay window to rear and open archway to fitted kitchen.

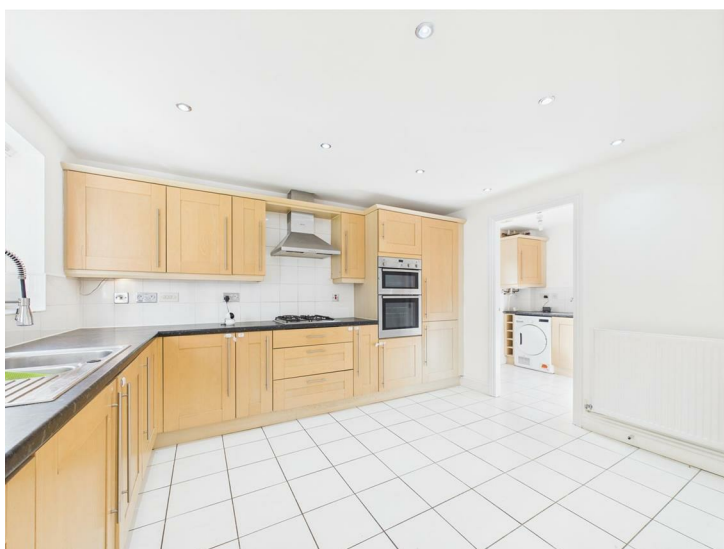




## Kitchen

12'7" x 10'0" (3.85 x 3.05)

Comprising granite effect worktop with tiled surrounds, inset stainless steel sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate gas hob with extractor hood over, built-in double oven with grill, integrated fridge freezer and dishwasher, central heating radiator, recessed ceiling spotlighting and double glazed window to rear.



## Utility

6'8" x 6'3" (2.05 x 1.92)

Comprising granite effect worktop, stainless steel sink unit, tiled surrounds, fitted based cupboard, wall mounted gas fired boiler, appliance spaces suitable for washing machine and tumble dryer, central heating radiator and panelled and double glazed door to side.

### **First Floor Landing**

9'3" x 3'8" (2.84 x 1.13)

A semi-galleried landing with central heating radiator, airing cupboard and staircase to second floor.

### **Bedroom One**

12'0" x 11'1" (3.68 x 3.39)

Comprising central heating radiator, air conditioning unit, double glazed window to rear and archway to dressing room.



### **Dressing Room**

7'4" x 4'9" (2.24 x 1.45)

Having a central heating radiator, fitted wardrobes, double glazed window to front and further door to en-suite.



### **En-Suite**

7'4" x 7'4" (2.26 x 2.25)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, double shower cubicle, central heating radiator, recessed ceiling spotlighting and double glazed window to front.



### **Bedroom Two**

12'3" x 10'11" (3.74 x 3.34)

With central heating radiator and double glazed window to front.



### **Bedroom Three**

10'11" x 8'11" (3.35 x 2.73)

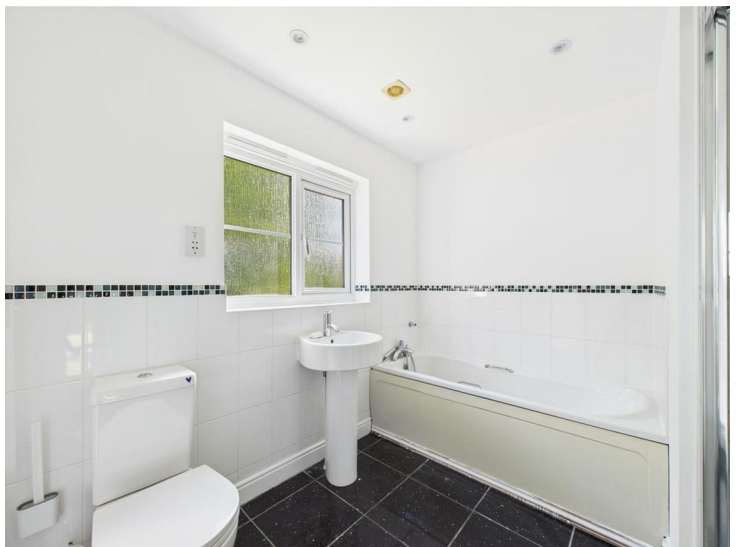
Having a central heating radiator and double glazed window to rear.



### **Bathroom**

9'3" x 5'6" (2.84 x 1.68)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, panelled bath, separate shower cubicle, central heating radiator and double glazed window to rear.



### **Second Floor Landing**

5'11" x 2'11" (1.81 x 0.91)



### **Bedroom Four**

14'0" x 12'4" (4.29 x 3.76)

Having a central heating radiator and double glazed Velux windows.



### **Bedroom Five**

13'11" x 11'0" (4.26 x 3.36)

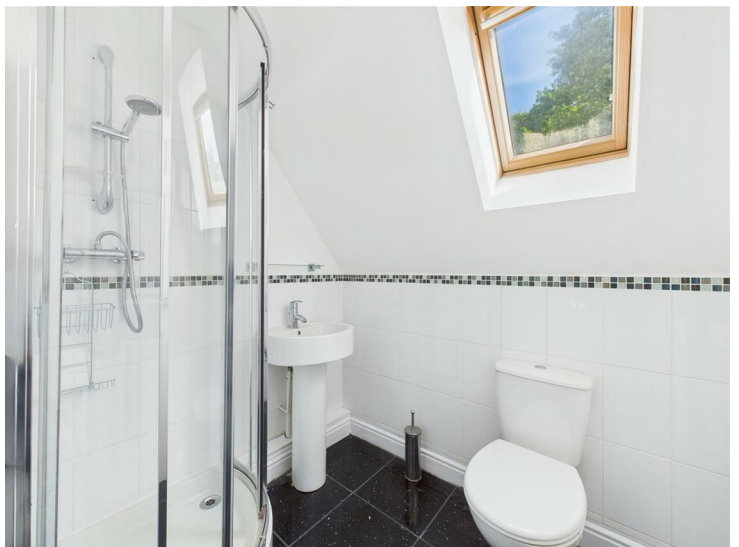
With a central heating radiator and double glazed Velux windows.



### **Shower Room**

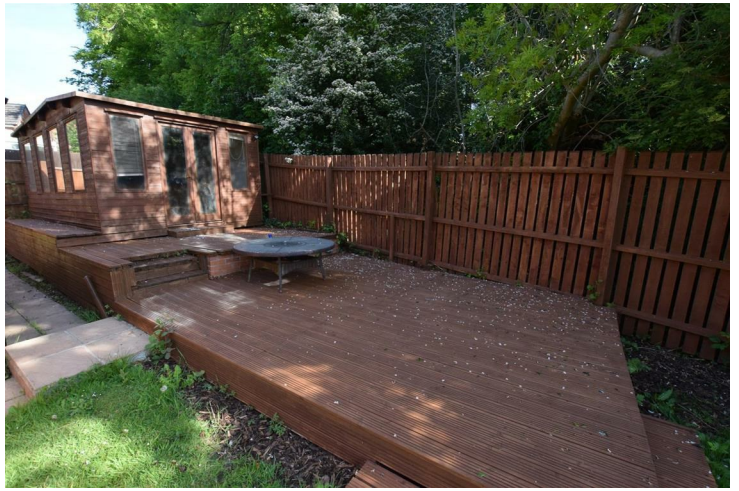
6'10" x 5'4" (2.09 x 1.65)

Appointed with a low flush WC, pedestal wash handbasin, shower cubicle, central heating radiator and double glazed Velux window.

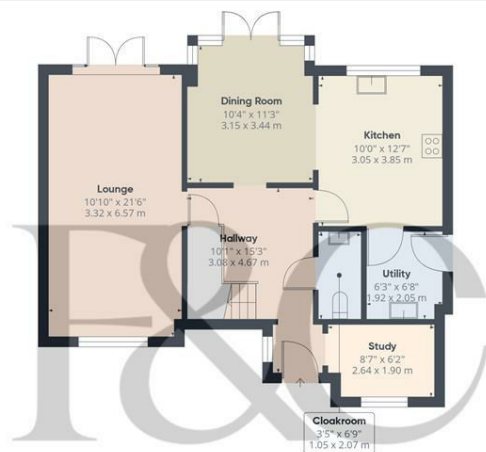


## Outside

The property occupies a prominent plot, the first house on the right-hand side as you enter this sought after development. It commands an impressive frontage with extensive driveway providing ample off-road parking for several vehicles and access to a detached double garage with twin up and over doors. To the rear of the property is private, lawned garden with a summerhouse, with a jacuzzi, which extends down to a feature decked seating/entertaining area with a backdrop of mature trees.



Council Tax Band F



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

1691 ft<sup>2</sup>  
157.1 m<sup>2</sup>

Reduced headroom

40 ft<sup>2</sup>  
3.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 2





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Council Tax Band: F  
Tenure: Freehold

