

Highfields Park Drive

Derby, DE22 1BW



Offered for sale with no upward chain is this modern three bedroomed end town house located on a leafy and highly sought after development on the edge of the city. Offering spacious well laid out accommodation arranged over three floors with driveway parking and an integral garage.

£260,000

John German

The Location - The property's location is conveniently located just off Broadway Close to Derby City centre. It provides easy access to a full range of amenities in the city as well as nearby schooling for all ages and Derby University. There are plenty of outdoor recreational facilities nearby including a park on the estate and city parks including beautiful Darley Park and Markeaton Park. Easy access to main transport links via A6/A38/A52.

A spacious front entrance hall features stairs rising to the first floor with under stairs storage, courtesy door into the garage plus doors leading to the kitchen and ground floor guest cloaks/WC fitted with a low flush WC and wash basin.

The spacious dining kitchen runs the full width of the property with a generous dining area and French doors leading out to the rear garden. The kitchen is fitted with a range of base and eye level units with roll edge work surfaces, inset one and a half bowl stainless steel sink unit with mixer tap, tiled splashbacks, built in oven with four ring gas hob, brushed aluminium splashback and extractor hood over plus space for a fridge freezer, dishwasher and washing machine.

On the first floor the living room sits to the back of the property with a window and Juliette balcony overlooking the rear garden whilst the first of three double bedrooms overlooks the front elevation.

On the second floor are the remaining double bedrooms with the master featuring an en-suite shower room fitted with a low flush WC pedestal washbasin and a shower enclosure.

The family bathroom is also located on the top floor and is fitted with a panelled bath, low flush WC and pedestal washbasin.

Outside to the front of the property is a tarmaced driveway providing off road parking as well as access to the garage. Gated access at the side of the house leads to the fully enclosed rear garden being mainly laid to lawn with a paved patio area.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derby City Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/23072025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE1 3HB

01332 943818

derby@johngerman.co.uk

Agents' Notes

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