

SCARGILL  
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236 Highfields Park Drive

, Derby, DE22 1JY

**£255,000**



# 236 Highfields Park Drive

, Derby, DE22 1JY

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## GENERAL INFORMATION

### THE PROPERTY

This three-bedroom modern end townhouse is situated in a favoured location off Broadway. The accommodation is arranged over three floors with a pleasant rear garden and allocated parking for two vehicles. Gas centrally heated and double glazed, the accommodation offers a W.C, fitted kitchen and lounge/diner with French doors out into the garden to the rear on the ground floor. On the first floor are two bedrooms and a bathroom and on the 2nd floor is the principal bedroom with a built-in wardrobe and ensuite shower facilities.

Outside is a small fore garden with a secure gate to the side, giving access to the rear garden with its lovely mature trees. The property also has allocated parking for two vehicles.

### LOCATION

Highfields Park Drive is a great location close to Darley Park, with its beautiful walks along the river, children's play area, cafe and restaurant. Darley Abbey Village offers a convenience store, popular public inns and a lovely church. Derby City Centre offers everyday shopping and leisure facilities, and the University of Derby is nearby.

There is excellent access to the A38 and A6 for further onward travel around the area and to the A50 and A52 beyond giving access to Nottingham, M1, the Derbyshire Dales, Lichfield, Stoke on Trent and Birmingham.

### ACCOMMODATION

#### HALLWAY

3'3" x 11'7" (0.99 x 3.53)

With doors opening into the lounge, the kitchen, stairs off to the first floor, wood effect flooring and door opening into the guest cloakroom.

#### GUEST CLOAKROOM

3'3" x 6'2" (0.98 x 1.87)

Having a window to the side aspect, W.C and pedestal hand wash basin. There is a radiator, ceiling light point and a wall mounted cupboard for storage.

### KITCHEN

6'3" x 10'11" (1.91 x 3.32)

Fitted with base cupboards and drawer units. There is a matching range of wall-mounted cabinets. Worktops incorporate a one and a quarter stainless steel sink and side drainer and a four-ring gas hob. Integrated appliances include a fridge, freezer, oven and there is provision for a washing machine. A window looks out to the front aspect, there are tiled splashback and a TV point.

### LOUNGE/DINER

13'4" x 16'6" (4.07 x 5.03)

Has wood effect flooring, electric wall-mounted fire, a useful under stairs storage cupboard, a window to the side aspect and French doors that lead out into the garden.

### FIRST FLOOR

#### LANDING

With a window to the side aspect, further stairs to the second floor and doors lead off to:

#### BEDROOM TWO

13'4" x 11'1" (4.07 x 3.38)

Having two windows looking out over the rear garden, radiator and ceiling light point.

#### BEDROOM THREE

8'2" max 4'8" min x 13'4" max 6'3" min (2.48 max 1.43 min x 4.07 max 1.91 min)

With two windows out to the front aspect, radiator and ceiling light points.

### BATHROOM

Fitted with a panelled bath with an electric shower over, pedestal hand wash basin and W.C. There are tiled surrounds, radiator and ceiling light point.

### SECOND FLOOR

#### LANDING.

With a cupboard offering storage and further eaves storage, there is a Velux window to the rear aspect. A door opens into:

#### PRINCIPAL BEDROOM

9'10" min x 12'1" (3.00 min x 3.68)

Window to the front aspect and built in wardrobes. A door leads through to the ensuite.

Tel: 01283548194

## ENSUITE SHOWER ROOM

7'11" to the back of the shower x 4'11" (2.41 to the back of the shower x 1.49)

It has a pedestal hand wash basin, W.C and a fully tiled, enclosed shower. There is a Velux window and radiator.

## OUTSIDE

To the front is a small fore garden with a path to the side of the property leading into the rear garden, which has mature trees, paved patio and decked terrace areas. There is a further area to the bottom of the garden with flower beds.

Allocated parking.

## TENURE

Our client advises us that the property is freehold. However there is an estate service charge of £17.81 which is paid twice yearly. Should you proceed with the purchase of this property this must be verified by your solicitor.

## AGENTS NOTE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area. There is a tree within the nearby wasteland that over hangs the garden which may be subject to a Preservation order.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

## CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly

recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

## COUNCIL TAX BAND

Derby City Council - Band C

## CURRENT UTILITY SUPPLIERS

Water - Severn Trent Water

Gas - EDF Energy

Electric - EDF Energy

Sewage - Severn Trent Water

Broadband supplier - Vodafone

Broadband speeds

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

## SCHOOL CATCHMENT AREAS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

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## VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 01/2024)/DRAFT



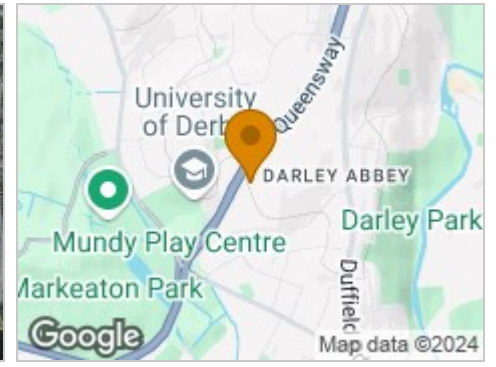
## Road Map



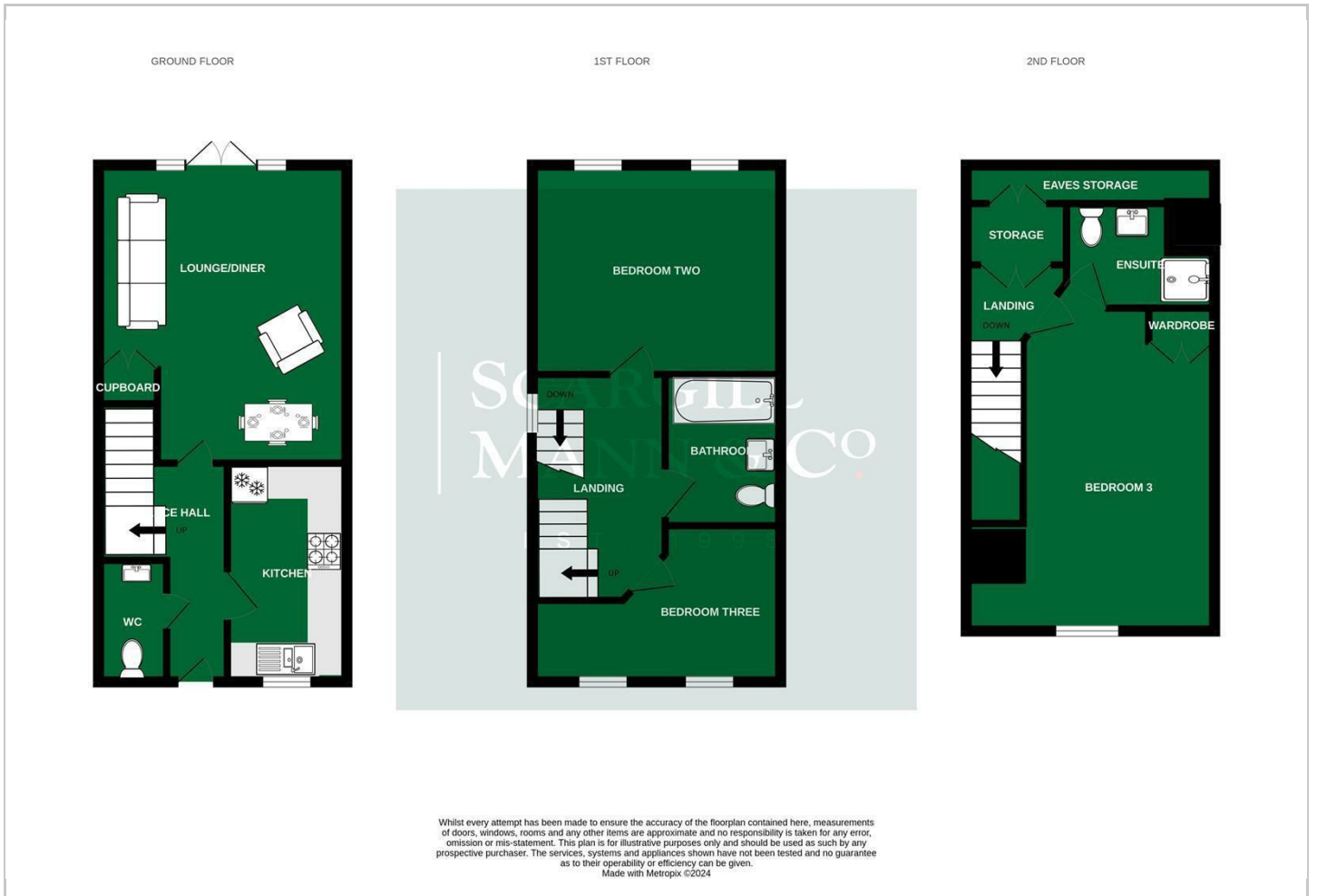
## Hybrid Map



## Terrain Map



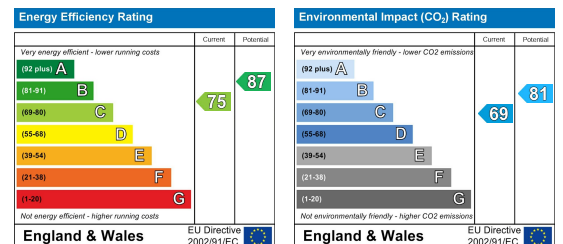
## Floor Plan



## Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.