



High Trees, 48 Highfield Road, Derby, DE22 1GZ

£499,950



Situated in the heart of Derby, close to the vibrant city centre, this is a substantial four bedroom detached property, recently re-roofed and benefiting from gas central heating, double glazing and large gardens to both the front and rear.



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DIRECTIONS

Leave Derby city centre along Kedleston Road and turn right onto Highfield Road. The property is situated on the left hand side.

A very well presented, delightful home which must be seen to be fully appreciated. Within easy reach of the city centre and local parks, the house boasts spacious accommodation which in brief comprises a porch, entrance hall with galleried oak staircase leading to the first floor, formal lounge and to the rear of the house there is a large dining kitchen which has a range of integrated appliances and access to a rear utility room. The ground floor is complemented further by a ground floor cloak and shower room and personal door leading to the garage. To the first floor are four double, good sized bedrooms and there is a bathroom with jacuzzi style corner bath and separate WC.

Outside the property boasts large gardens to the front and rear. At the rear is a sizeable, decked patio area which has steps leading down to the main garden where there is a large lawn, pathways and borders leading to the bottom of the garden. At the end of the garden is an area with three vegetable patches, further patio and several sheds. To the front elevation there is a long driveway with access to a single garage with power and light. Hidden behind trees, the driveway provides car standing for several cars and there is gated access to both sides of the house.

Highfield Road is a highly desirable road within the city centre of Derby within easy reach of the vibrant city centre with its wealth of bars, restaurants and the Derbion shopping centre. The property is perfectly positioned for being a short walk to both Darley Park and Markeaton Park which offer superb countryside walks. The house is close to the ring road giving onward travel to the A50, A52 and M1 corridor.

Sizeable family homes rarely come for sale on Highfield Road and viewing is therefore recommended at the earliest opportunity.

ACCOMMODATION

Entering the property through double glazed front door into:

PORCH

With exposed tiled floor and original oak door to:

ENTRANCE HALL

The spacious entrance hall has a galleried oak staircase leading to the first floor, polished oak floor, useful under stairs storage cupboard, telephone point and radiator. Storage cupboard with open shelving.

LOUNGE

13'1" x 16'7" (3.99m x 5.05m)

(Measurement taken to the centre of the bay window)

The formal lounge, located at the front of the

property, has a walk in double glazed bay window overlooking the front elevation, feature stone fireplace and hearth and modern gas fire, TV point and double radiator.

DINING KITCHEN

16'2" x 21'4" (4.93m x 6.50m)

(Measurement taken to the centre of the bay window)

The large dining kitchen, situated at the rear of the house must be seen to be fully appreciated and is the focal point of the property. The room is separated into both a kitchen and dining/lounge area and is the perfect space for entertaining whilst enjoying views over the superb gardens.

The kitchen area has a range of quality work surfaces/preparation areas, wall and base cupboards, an integrated electric double oven, induction hob and shaped extractor over. The kitchen benefits further from a sink unit with drainer beneath a double glazed window overlooking the rear elevation and

there is a range of useful kitchen drawers, integrated dishwasher, integrated fridge, double glazed window to the side elevation and quality Karndean floor running through to the dining/lounge area.

To the far side of the room is a dining area with ample space for a dining table and occasional furniture. This part of the room has a double glazed bay window with French doors opening to the rear garden and there is a range of inset ceiling spotlights and a double radiator.

UTILITY ROOM

8'6" x 9'2" (2.59m x 2.79m)

With door from the kitchen area the large utility room is a particular feature of the property and has a range of quality work surface/preparation areas, wall and base cupboards and a stainless steel sink unit beneath a double glazed window overlooking views of the garden. The room has a double glazed door leading to the rear, radiator, complementary tiling, space for a washing



machine/tumble dryer and space for a fridge/freezer.

GROUND FLOOR SHOWER ROOM

Situated just off the main hallway the ground floor boasts a lobby area with coat hanging space which has open plan access to a shower cubicle with glazed screen and sink unit. Separate WC. Personal door to garage out of lobby area. Karndean flooring.

TO THE FIRST FLOOR

GALLERIED LANDING

Spacious galleried landing with access to the loft and radiator.

BEDROOM ONE

17'3" x 11'2" (5.26m x 3.40m)

(Measurement taken to the centre of the bay window)

With walk in double glazed bay window overlooking the front elevation, radiator, inset ceiling spotlights and a range of fitted wardrobes including useful drawers.

BEDROOM TWO

12'7" x 13'5" (3.84m x 4.09m)

With double glazed window to the rear elevation, double radiator, vanity sink, quality laminate floor and further double glazed window making the room particularly bright and airy.

BEDROOM THREE

13'5" x 8'3" (4.09m x 2.51m)

With double glazed window to the rear elevation, double radiator, vanity sink and laminate floor.

BEDROOM FOUR

13'3" x 8'3" (4.04m x 2.51m)

With double glazed window to the front elevation and radiator.

BATHROOM

8'3" x 7'8" (2.51m x 2.34m)

With wash hand basin with cupboard beneath, corner jacuzzi bath with mixer tap and separate glazed shower cubicle. Complementary tiling and heated towel rail.



SEPARATE WC

WC and frosted double glazed window.

OUTSIDE

A particular feature of this property is the large plot in which the house stands. To the rear of the house is a substantial garden which is overlooked by a large decked patio area, ideal for entertaining, enjoying full sun in the afternoon and evening. Steps lead down to the main lawn garden where there is a range of pathways and raised borders as well as a pergola with space for seating beneath. At the bottom of the garden is an area set aside for growing vegetables with three vegetable patches and there is a further patio area and three storage sheds.

The disused cellar extends under the dining room.

To the front elevation, the property is approached through gates onto a sizeable driveway with car standing for several vehicles. Hidden behind trees the front of the house has a lawned garden and access to a:

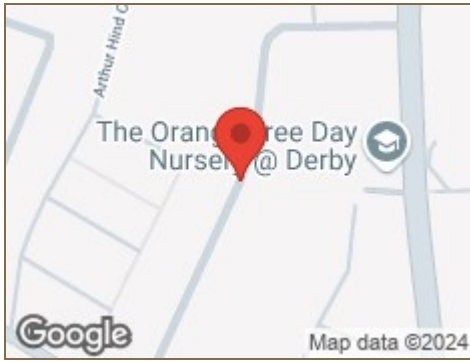
GARAGE

17' x 8' (5.18m x 2.44m)

With up and over door, power light and wall mounted boiler providing domestic hot water and central heating.



Road Map



Hybrid Map



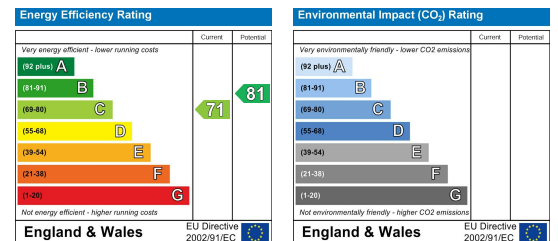
Terrain Map



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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