

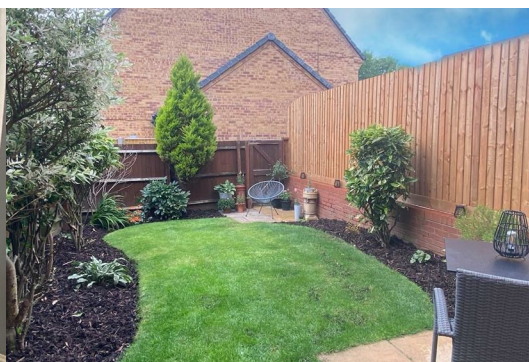


126 Highfields Park Drive, Derby, DE22 1JU

£289,950



A beautifully presented three bedroom three storey modern townhouse located on the popular Highfields development off Broadway, neighbouring Darley Abbey and close to the city centre. No Chain.



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This impressive home offers flexible use accommodation and features three double bedrooms and three bathrooms essentially giving each bedroom a private bathroom, large open plan living dining kitchen and a pleasant rear garden.

The beautifully presented interior incorporates both UPVC double glazing and gas central heating in brief comprising, entrance hallway, utility room, double bedroom three and shower room with WC, the living accommodation is positioned on the first floor with Juliet balconies to both the front and rear, a fitted kitchen and ample space for dining and lounge furniture. To the second floor there is the principal bedroom suite with fitted wardrobes and en-suite, a further generous double bedroom and four piece bathroom.

Externally, there is a front driveway leading to an integral garage. The rear garden is neatly enclosed having two seating areas, lawn, rear gate and attractive planted borders.

Neighbouring Darley Abbey and within close proximity to the park and city centre, the property enjoys a convenient position for ease of access to numerous local amenities and shopping facilities.

The property is attractively offered for sale with no upward chain.

DIRECTIONS

Approaching from Broadway, turn into Beechwood Park Drive, at the first junction turn right onto Highfields Park Drive, follow the road as it snakes through the development where the property will be found in the first row of townhouses on the right.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

Entering the property through an attractive door with glazed stained panels into a formal hallway with inset floor mat, stairs to first floor with useful cupboard beneath, radiator and continuing into:

UTILITY ROOM

8'9 x 7 (2.67m x 2.13m)

A spacious utility room with cloaks hanging, fitted kitchen units, laminate work surfaces, stainless steel sink and drainer, space and plumbing for twin laundry appliances and upright fridge freezer, concealed boiler, vinyl tiled floor, extractor fan, radiator and door to garden.

BEDROOM THREE

12'4 x 7'11 (3.76m x 2.41m)

Currently being used as a study and originally designed as the third double bedroom benefitting from convenience use of the ground floor shower and toilet facilities, UPVC

double glazed French doors to garden, radiator.

CLOAK AND SHOWER ROOM

9'6 x 3'3 (2.90m x 0.99m)

Appointed with a three piece suite comprising a shower cubicle with bi-folding shower screen door and mains shower, basin and WC, vinyl flooring, UPVC double glazed window, extractor fan and radiator.

FIRST FLOOR

LANDING

Access into the living area and with stairs continuing to the first floor, radiator.

OPEN PLAN LIVING DINING ROOM

LIVING AREA

15'7 x 14'11 (4.75m x 4.55m)

A spacious 'L' shaped area positioned to the front of the house with UPVC double glazed French doors opening as a Juliet balcony, additional window, media connections and radiator.

DINING KITCHEN

15'6 x 12'10 (4.72m x 3.91m)

A second 'L' shaped area with ample space for dining furniture, a second pair of UPVC double glazed French doors overlooking the garden as a Juliet balcony, radiator. The kitchen is appointed with a good range of fitted wall and base units with matching cupboard and drawer fronts, laminate work surfaces, stainless steel sink and drainer, electric oven and hob with extractor fan over, space for an undercounter fridge, inset ceiling spotlights, UPVC double glazed window.

SECOND FLOOR

LANDING

With loft access and built-in cupboard housing hot water system.

BEDROOM ONE

13'8 x 9'2 to front of fitted wardrobes (4.17m x 2.79m to front of fitted wardrobes)

A very spacious principal bedroom with two front facing UPVC double glazed windows, triple fitted wardrobes, radiator.



EN SUITE

8'5 x 3'11 (2.57m x 1.19m)

A generous en suite having a larger than average shower cubicle with bi-folding shower screen doors and mains shower over, basin and WC, vinyl flooring, nicely tiled walls, inset ceiling spotlights, extractor fan and radiator.

BEDROOM TWO

15'2 x 8'4 (4.62m x 2.54m)

A second spacious double bedroom with recess suitable for a wardrobe, rear facing UPVC double glazed window, radiator.

BATHROOM

9 x 6'10 (2.74m x 2.08m)

Spaciously appointed with a four piece suite comprising a bath with shower attachment, separate shower cubicle with bi-folding doors and mains shower over, basin and WC, vinyl flooring, inset ceiling spotlights, extractor fan, UPVC double glazed window and radiator.

OUTSIDE

Externally, there is a front driveway leading to

an integral garage with up and over door, power and light. The rear garden is neatly enclosed having two seating areas, lawn, rear gate and attractive planted borders.





Road Map



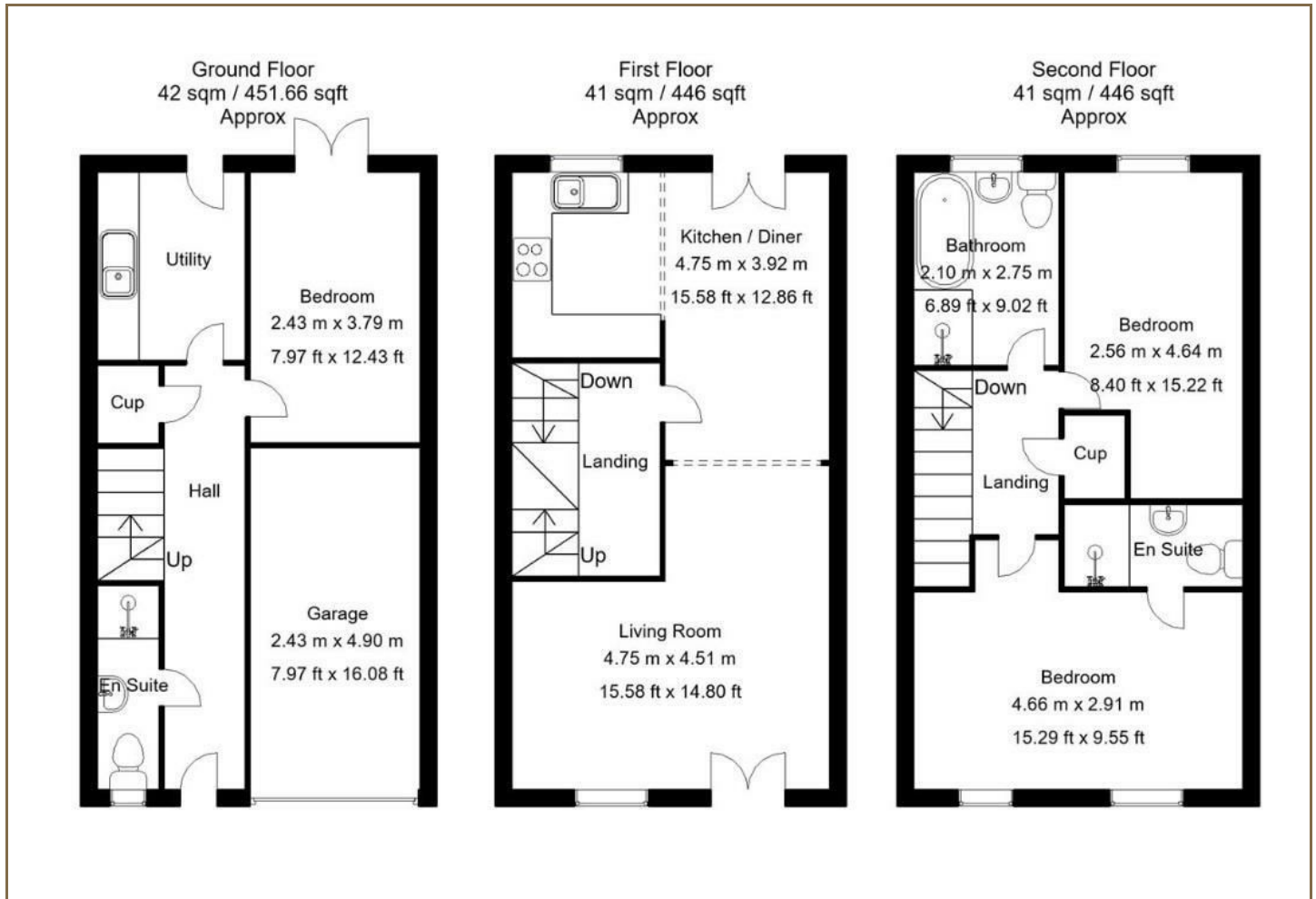
Hybrid Map



Terrain Map



Floor Plan



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B	76	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Viewing

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

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