Fletcher & Company

16 Highfields Park Drive, Darley Abbey, Derby, DE22 1JU

Offers Around £575,000

Freehold

- Sizeable Five Bedroom, Three Storey, Detached Home
- Versatile & Well-Proportioned
- Ideal for a Large Family
- Popular Estate Location
- Private Enclosed Rear Garden
- Double Width Driveway & Double Garage
- Easy Access to Derby City Centre
- Close to Darley Park & Delightful Walks
- Close to Nearby Schools
- Air Conditioning in Lounge and Master Bedroom

Summary

This is a spacious and well-presented, three storey, five bedroom, modern, detached residence on the popular Highfields Park Drive development located off Broadway in Derby.

Ideal for a large family, the property offers spacious and versatile accommodation with spacious entrance hall, fitted guest cloakroom, dual aspect lounge, dining room positioned off the kitchen, utility and study. The first floor comprises principal bedroom suite with dressing room and en-suite shower room, two further good sized bedrooms and a bathroom. The second floor comprises two further double bedrooms and an en-suite shower room.

To the rear of the property is a private, enclosed rear garden mainly laid to lawn with patio. To the front of the property is a good sized driveway providing access to a detached double garage.

The Location

The property's position off Broadway allows for easy access into Derby City centre and a full range of amenities. Locally, there are a varied selection of schools including Markeaton, Walter Evans and St Benedict's, local pubs, regular bus services and Darley Park is also within easy reach offering some delightful walks. There is also easy access to nearby principal transport routes.

Accommodation

Ground Floor

Entrance Hall

15'4" x 10'1" (4.69 x 3.09)

A panelled and glazed entrance door provides access to hallway with central heating radiator, wood effect floor and staircase to first floor with understairs storage cupboard.

Fitted Guest Cloakroom

6'9" x 3'4" (2.07 x 1.02)

Appointed with a low flush WC, vanity unit with wash handbasin and storage beneath and central heating radiator.

Lounge

21'5" x 10'11" (6.53 x 3.35)

A pleasant dual aspect room with double glazed window to front and matching French doors to rear, central heating radiator, air conditioning unit and feature fireplace with decorative surround and living flame fitted gas fire.

Dining Room

11'1" x 10'2" (3.39 x 3.12)

Having a central heating radiator, tiled floor, double glazed French doors within a boxed bay giving access to rear and open archway to fitted kitchen.

Kitchen

12'5" x 10'0" (3.79 x 3.05)

Comprising granite effect worktops with tiled surrounds, inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards with lighting, four plate gas hob with extractor hood over, double oven, integrated fridge freezer and dishwasher, central heating radiator and double glazed window to rear.

Utility

6'9" x 6'4" (2.06 x 1.94)

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

Study

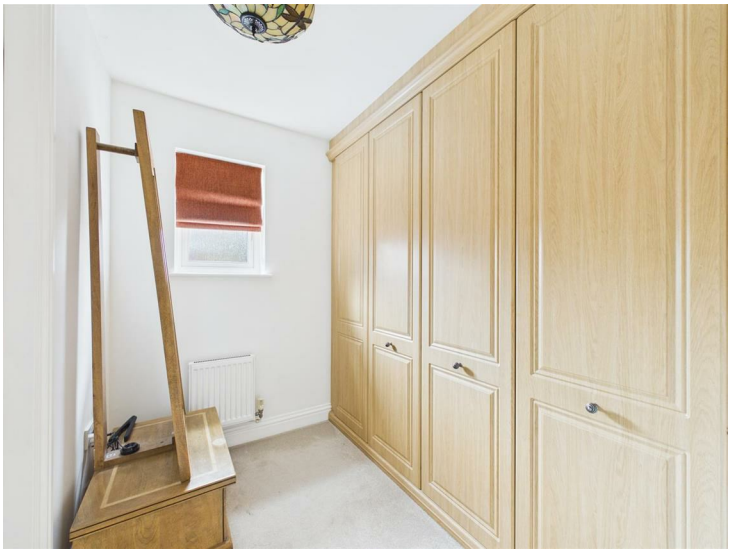
8'7" x 6'3" (2.64 x 1.91)

With central heating radiator and double glazed window to front.

First Floor Landing
9'4" x 6'3" (2.86 x 1.93)
A feature semi-galleried landing with airing cupboard and central heating radiator.

Bedroom One
12'0" x 11'1" (3.67 x 3.40)
With central heating radiator, double glazed window to rear and archway to dressing room.

Dressing Area
7'3" x 4'8" (2.22 x 1.43)
Having a central heating radiator, fitted wardrobes and double glazed window to front.



En-Suite
7'3" x 7'3" (2.22 x 2.22)
Partly tiled and appointed with a low flush WC, pedestal wash handbasin, shower cubicle, central heating radiator and double glazed window to front.

Bedroom Two
12'4" x 10'11" (3.76 x 3.33)
With central heating radiator, fitted wardrobe, air conditioning unit and double glazed window to front.

Bedroom Three
10'11" x 8'10" (3.33 x 2.71)
Having a central heating radiator and double glazed window to rear.

Bathroom
9'4" x 5'5" (2.85 x 1.66)
Partly tiled and appointed with a low flush WC, pedestal wash handbasin, panelled bath, central heating radiator and double glazed window to rear.

Second Floor Landing
5'10" x 3'0" (1.79 x 0.92)

Bedroom Four

13'11" x 12'3" (4.25 x 3.74)

With central heating radiator, fitted wardrobes, double glazed window to front and two double glazed Velux windows to rear.

Bedroom Five

14'0" x 11'0" (4.27 x 3.36)

Having a central heating radiator, storage to eaves and two double glazed Velux windows to rear.

Shower Room

6'9" x 5'4" (2.06 x 1.63)

Partly tiled and appointed with a low flush WC, pedestal wash handbasin, shower cubicle and double glazed Velux window to rear.

Outside

The property is set back off the road behind a substantial tarmac driveway providing off-road parking and access to a detached double garage.
To the rear of the property is a very private garden featuring a good size lawn, patio area, mature trees/hedging and timber fencing.

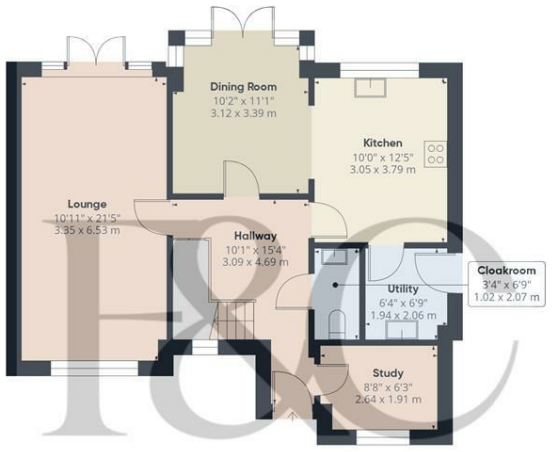
Double Garage

19'0" x 18'8" (5.80 x 5.69)
With power, lighting and twin up and over doors.

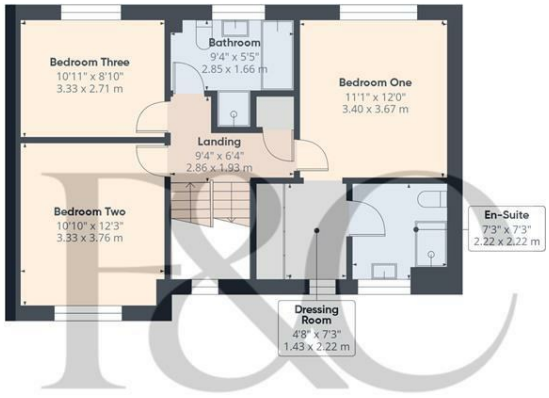
Estate Management Fees

Please note, we have been informed by the vendor that there is a bi-annual estate service charge of £19.71. Should you proceed with the purchase of this property this must be verified by your solicitor.

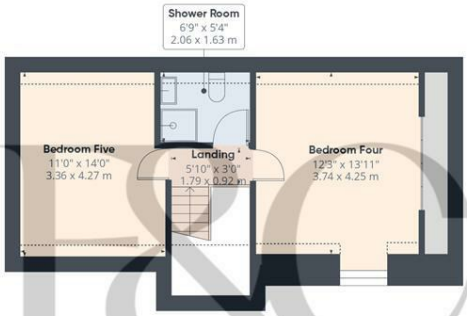
Council Tax Band F



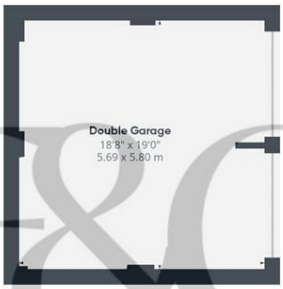
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area(1)

2086 ft²

193.7 m²

Reduced headroom

41 ft²

3.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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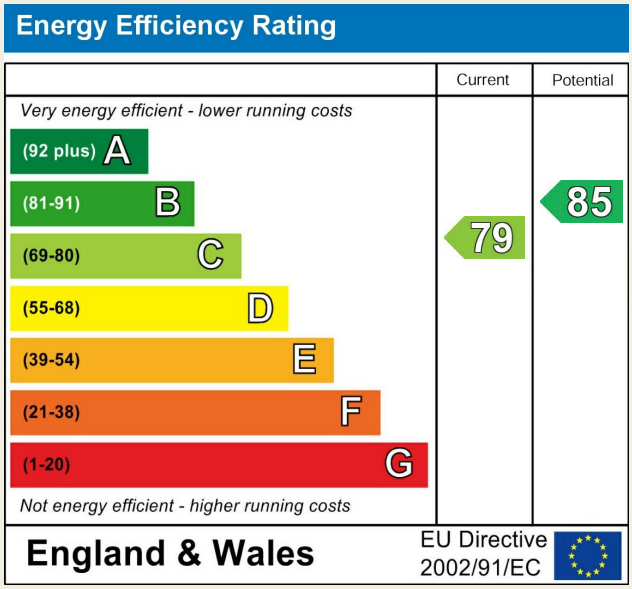

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Council Tax Band: F
Tenure: Freehold