

Highfield Road

Derby, DE22 1HT

John German



John German



Highfield Road

Derby, DE22 1HT

£250,000

NO CHAIN

Located in a highly sought-after area of Derby, which combines stylish cosmopolitan living with stunning nearby parks. There are also a wide variety of excellent schools to choose from. The property has stylish well laid out accommodation great for entertaining and small families.

John German 

Entrance to the property is via an entrance hall with door to the WC and a glazed door leading into the main living accommodation. The ground floor WC is fitted with a low flush WC and wash hand basin, central heating radiator and a glass block cut out window to the front.

More stunning wood flooring runs through into the open plan dining area and continues into the kitchen and living room.

The large open plan dining space features a floor-to-ceiling picture window that fills the space with natural light, overlooking the front elevation and a built-in doaks cupboard.

The kitchen area sits off to the right-hand side and forms an "L" shape having been fitted with a sleek range of handleless units, granite work surfaces, corner one and a half bowl sink unit with mixer tap, integrated fridge, freezer and dishwasher, built-in eye level double oven, gas and electric hob with extractor hood over. There are windows to the rear.

From the kitchen, a full glazed entrance door opens into a rear uPVC "lean to" utility room, having plumbing for a washing machine and space for a tumble dryer, with worktop space above and a wall mounted storage cabinet, tiled floor, and a part glazed entrance door opening into the rear garden.

Moving back through into the property, the living room is located overlooking the rear garden, with French doors and floor-to-ceiling windows.

Carpeted stairs lead off the main living area to the first floor central landing.

The master bedroom has a picture window overlooking the rear garden, fitted wardrobe and fitted drawers.

Bedroom two also has a fitted wardrobe and fitted drawers and overlooks the rear garden, whilst bedroom three is a decent single bedroom that overlooks the front.

The stylish family bathroom completes the internal accommodation and is fully tiled with a window to the front and fitted with a "P" shaped bath with shower over and glass screen, low flush WC, vanity wash basin with storage beneath, and chrome heated towel rail.

Outside, the property is located in a cul-de-sac, with a garage which has a hard standing in front suitable for a small car, as well as a second parking area also to the front of the house.

The rear garden is fully enclosed and is not overlooked at all from the rear, having been landscaped for easy maintenance, comprising of a decked seating area leading onto an artificial lawn with ornamental borders. There is a paved patio area to the side of the decking creating the ideal barbeque area, perfect for home entertaining.

Agents note: It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

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 & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: 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 C

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

Our Ref: JGA/06082025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



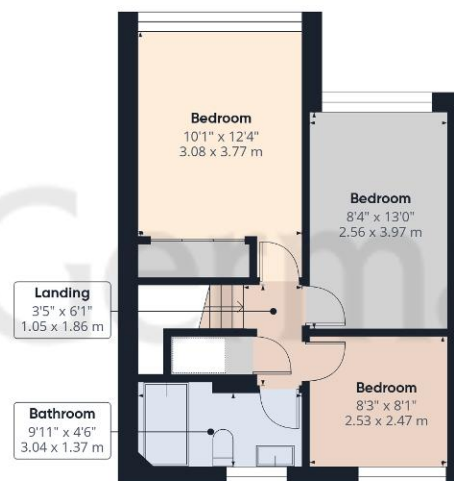


Ground Floor

Approximate total areaⁿ

870 ft²

81 m²



Floor 1

(1) Excluding balconies and terraces

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

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE13HB

01332 943818

derby@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

