

Fletcher & Company

141 Highfields Park Drive, Darley Abbey, Derby, DE22
1BW

Offers In Excess Of £575,000

Freehold



- Large Family Home
- Well Presented Throughout
- Popular Estate Location
- Spacious & Well Proportioned
- Private, Low Maintenance Garden
- Extremely Spacious Driveway
- Detached Double Garage
- Convenient Location for Amenities
- Close to City Centre Parks & Schooling
- Viewing Recommended





Summary

CLOSE TO DARLEY PARK & DARLEY ABBEY VILLAGE - This is a fabulous opportunity to acquire a large, detached family home with double garage tastefully presented with extremely spacious accommodation.

The property benefits from double glazing and gas central heating with spacious entrance hall, fitted guest cloakroom, large living room, separate sitting/family room, study, conservatory and upgraded breakfast kitchen with utility off.

The first floor landing leads to the principal bedroom with large en-suite bathroom, guest bedroom with en-suite shower room, three further double bedrooms and principal bathroom.

The property occupies a great location on the estate overlooking mature trees to front and featuring a low maintenance, private landscaped garden to rear with patio, artificial lawn and mature shrubs and trees. There is a double width driveway leading to a detached double garage.

F&C

The Location

The estate's location just off Broadway gives easy access into Derby City Centre and a complete range of services. There is a regular bus service running along the A6 between Derby and Belper. Fabulous parks including Markeaton and Darley Park are within easy reach, the latter offering pleasant walks along the banks of the River Derwent and a selection of amenities at Darley Abbey Mills. There is also an excellent choice of schooling in the area including Landau Forte, Saint Benedicts and Woodlands as well as Walter Evans, Markeaton and Saint Mary's Catholic primary schools.

Accommodation

Ground Floor Accommodation

Entrance Hall

15'1" x 11'6" (4.62 x 3.53)

An entrance door with double glazed sidelights provides access to spacious entrance hall with central heating radiator and staircase to first floor with under stair storage cupboard.



Fitted Guest Cloakroom

5'0" x 3'8" (1.54 x 1.13)

Comprising low flush WC, pedestal wash hand basin and chrome towel rail/radiator.

Large Lounge

19'1" x 15'2" (5.84 x 4.63)

Having two central heating radiators, TV/aerial point and double glazed French doors with matching side lights opening onto garden.



Family/Sitting Room

12'2" x 11'1" (3.73 x 3.38)

With central heating radiator and double glazed cant bay window to front with pleasant view over mature trees.



Conservatory

10'8" x 9'9" (3.27 x 2.99)

This is a brick base, double glazed construction offering views over the garden which is accessed by French doors. The room benefits from an air conditioning/heating unit.



Study

11'3" x 9'5" (3.43 x 2.89)

With central heating radiator, telephone jack point, double glazed cant bay window to front again with view over mature trees.



Refitted Breakfast Kitchen

19'3" x 10'11" (5.88 x 3.34)

Featuring granite effect preparation surfaces, tiled surround, inset one and a quarter sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards with down lighting, four plate gas hob with extractor hood over, built-in double oven with grill, integrated dishwasher, appliance space currently housing an American style fridge/freezer (available by separate negotiation), central heating radiator, wall mounted gas fired boiler, double glazed window to rear and double glazed French doors to conservatory.



Utility

5'9" x 5'8" (1.77 x 1.73)

Having granite effect worktop, tiled surround, inset stainless steel sink unit, gloss finish base cupboards, complementary wall mounted cupboards, appliance space suitable for washing machine and tumble dryer, central heating radiator and sealed unit double glazed door to side.

First Floor Accommodation

Having a semi-galleried landing with feature balustrade, central heating radiator and access to loft space.

Principal Bedroom

14'8" x 11'4" (4.49 x 3.46)

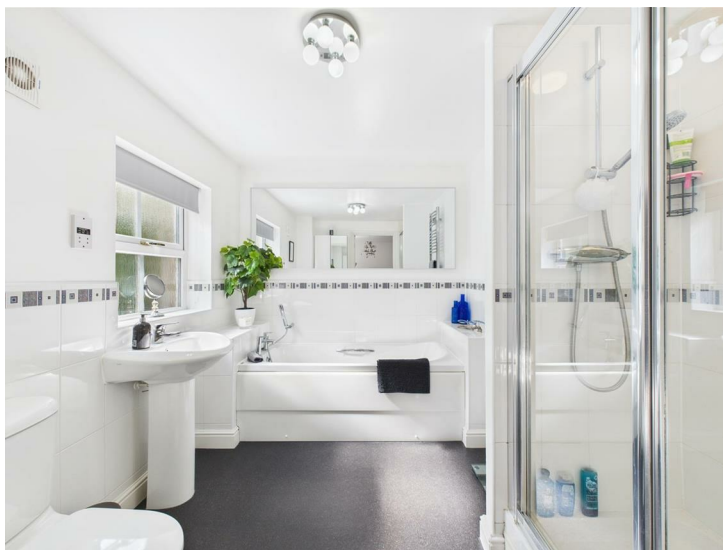
With two central heating radiators, built-in wardrobes and double glazed window to front overlooking mature trees.



Large En-Suite Bathroom

9'1" x 7'2" (2.78 x 2.19)

Fully tiled with a white suite comprising low flush WC, pedestal wash handbasin, panelled bath, separate double shower cubicle, chrome towel rail/radiator, shaving point and double glazed window to front.



Bedroom Two

13'0" x 9'5" (3.97 x 2.89)

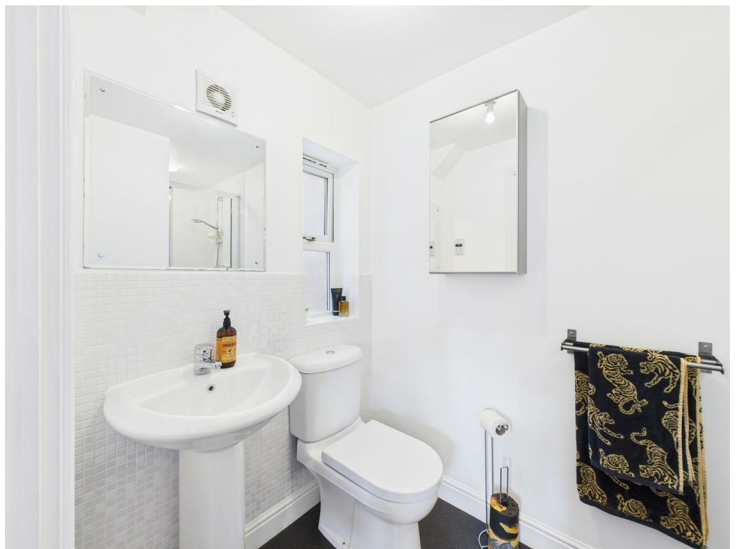
With central heating radiator, built-in wardrobes and double glazed window to rear.



En-Suite Shower Room

8'2" x 4'8" (2.51 x 1.43)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, shower cubicle, central heating radiator, shaving point and double glazed window to side.



Bedroom Three

11'11" x 9'9" (3.64 x 2.98)

With central heating radiator, built-in wardrobes and double glazed window to front with pleasant view of mature trees.



Bedroom Four

10'10" x 9'8" (3.31 x 2.96)

With central heating radiator, built-in wardrobes and double glazed window to rear.



Bedroom Five

8'7" x 7'8" (2.63 x 2.34)

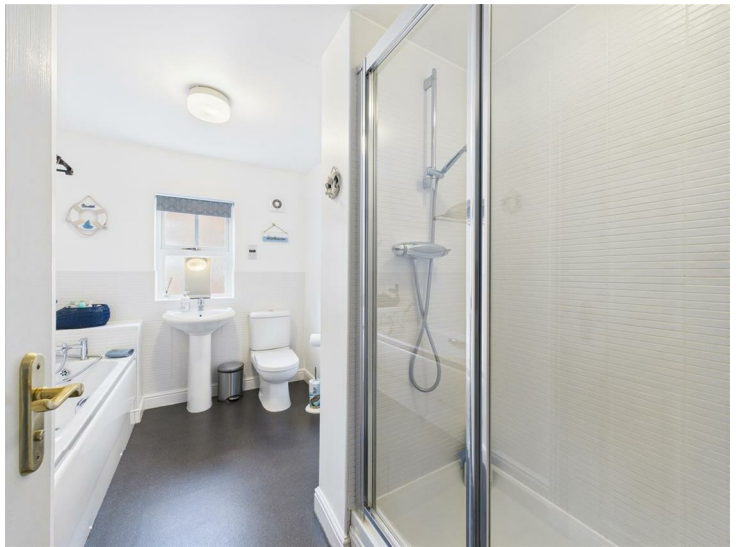
With central heating radiator, built-in wardrobes and double glazed window to rear.



Principal Bathroom

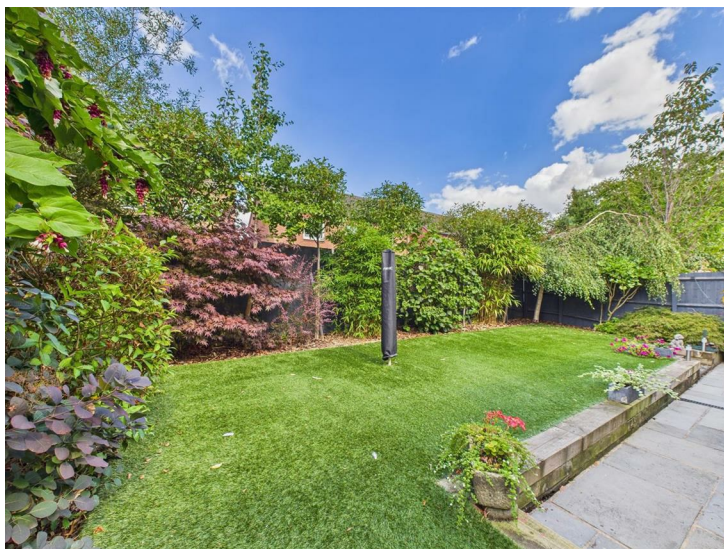
10'8" x 7'2" (3.26 x 2.20)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, panelled bath, double shower cubicle, central heating radiator, shaver point, cupboard housing hot water cylinder and double glazed window to side.



Outside

To the rear of the property is a pleasant, low maintenance garden featuring stone patio/terrace immediately off the conservatory. A sleeper edged border with steps leads to an artificial lawn with woodchip/herbaceous border containing mature shrubs and trees. The garden offers a good degree of privacy for an estate property and also features lighting, cold water hose tap, side gate to the large double width driveway providing ample off-road parking and access to the detached double garage with twin up and over doors.



Council Tax Band

Estate Management

Please note there is an estate management charge of approximately £36 per annum.



Floor 0

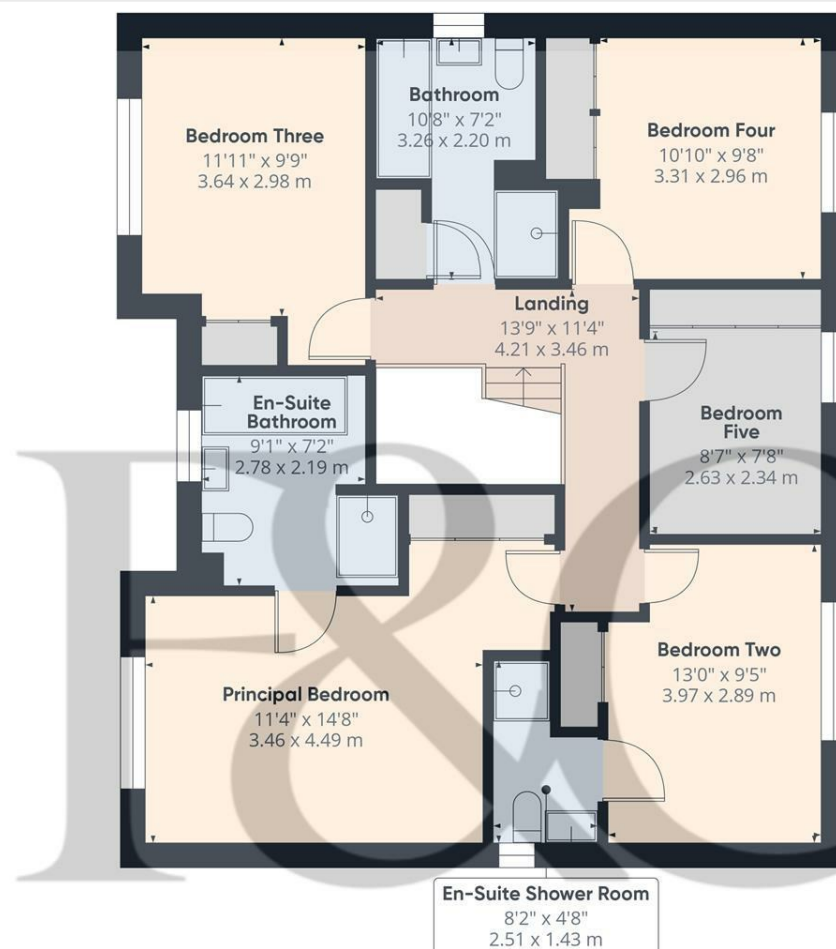
Approximate total area⁽¹⁾

1095 ft²
101.7 m²

(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.

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Floor 1

Approximate total area⁽¹⁾

914 ft²
84.8 m²

(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.

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141 Highfields Park Drive
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Council Tax Band: F
Tenure: Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	