

Highfields Park Drive

Darley Abbey, Derby, DE22 1BW

John 
German





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Highfields Park Drive

Darley Abbey, Derby, DE22 1BW

£450,000

Well designed modern detached home on the highly popular Highfields Park development. Offering spacious living accommodation with three reception rooms and four spacious bedrooms. Driveway parking and garage, surrounded by lovely green spaces and in walking distance of Markeaton and Darley Abbey parks.

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The front entrance door sits in the centre of this lovely double fronted home and opens into an impressive entrance hall with the staircase set in the middle and doors on either side leading to the ground floor living spaces and guest WC. A polished tile floor runs through into the dining room which overlooks the front elevation and is opened up to the kitchen. The kitchen is fitted with a range of base and eye level units with under unit lighting, roll edge worksurfaces with an inset stainless steel one and half bowl sink unit with mixer tap, tiled splashbacks, built-in under counter double oven, four ring gas hob with extractor hood over, space for a dishwasher, a window to the rear and polished ceramic tiled floor. The utility room is fitted with a base unit with roll edge worksurface, inset stainless steel sink unit and spaces for the washing machine and tumble dryer beneath, open shelving, polished ceramic tiled floor and entrance door to the garden. On the opposite side of the hallway is the study, currently used as a snug, with a window to the front and neutral fitted carpeting.

The ground floor guest WC is fitted with a low flush WC and hand wash basin with window to the side and polished ceramic tiled flooring.

The living room completes the ground floor living areas featuring real wood flooring and a charming double aspect with views over the garden and French doors opening out onto the rear patio. A feature fireplace forms a focal point for the room with an elegant, polished stone surround and hearth and inset electric fire.

On the first floor a central landing has a window to the rear and a built-in airing cupboard. Doors lead off to the bedrooms and family bathroom which is fitted with a panelled bath with shower over and glass screen, low flush WC and pedestal wash basin, extensive tiling, chrome heated towel rail and window to the side.

The master bedroom overlooks the front elevation with fitted wardrobes and an ensuite shower room fitted with a low flush WC, pedestal wash basin and shower enclosure, tiling to splashbacks and window to the front.

Bedroom two also has fitted wardrobes and there are two further nicely proportioned bedrooms.

Outside the property is set behind a smart lawned front garden with a driveway to the side providing off road parking and access to the detached brick built garage with up and over vehicular door and a courtesy door into the garden. Gated access leads into the rear garden which is fully enclosed and mainly laid to lawn with ornamental borders and a paved patio.

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.

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. It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request. There is an estate maintenance charge of approx. £40 per annum.

Property construction: Standard

Parking: Drive and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains 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/>

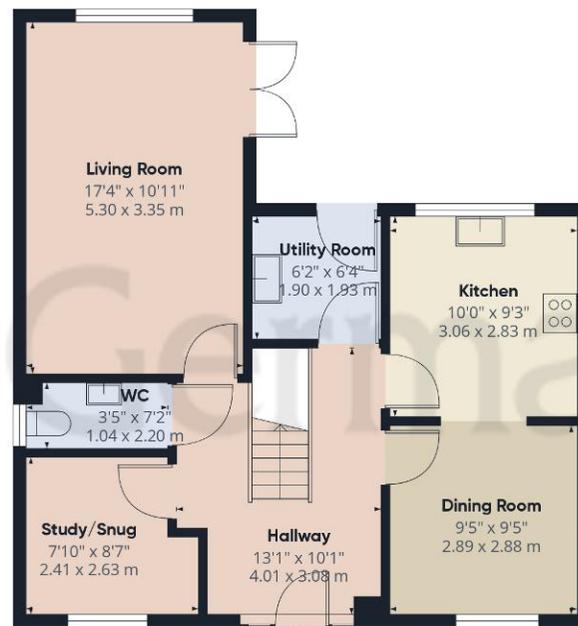
Local Authority/Tax Band: Derby City Council / Tax Band E

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

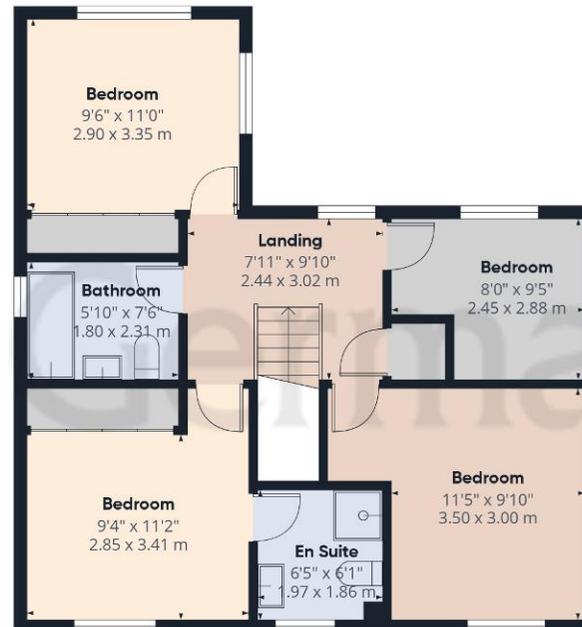
Our Ref: JGA/06032026







Ground Floor



Floor 1



Approximate total area⁽¹⁾

1231 ft²

114.3 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.

GIRAFFE 360



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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.

Agents' Notes

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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