Fletcher & Company

246 Highfields Park Drive, Darley Abbey/, Derby, DE22 1JY

Price £325,000

Freehold



- Modern Three Storey, Three Bedroom, Semi-Detached Townhouse
- Popular Estate Location
- Rear Driveway & Garage
- Entrance Hall, Fitted Guest Cloakroom & Utility
- Dining Room & Quality Breakfast Kitchen
- First Floor Lounge, Bedroom & Bathroom
- Principal Bedroom, En-Suite Shower Room & Further Double Bedroom to Second Floor
- Attractive Outlook over Mature Trees
- Low Maintenance Rear Garden
- Viewing Highly Accommodation





Summary

This is a superbly presented, three storey, three bedroom, semi-detached townhouse located on the popular Highfields Park Drive estate off Broadway in Derby.

Offering spacious and versatile accommodation, the property is double glazed and gas central heated with entrance hall, fitted guest cloakroom, dining room to front with bay window and breakfast kitchen with utility off. The first floor features a lounge, bedroom and bathroom. The second floor leads to a principal bedroom with en-suite shower room and additional bedroom.

To the rear of the property is an attractive, private, low maintenance garden with artificial lawn, extended terrace/patio, brick edged border, further herbaceous borders and gated access to the single garage with driveway in front.

The Location

The property's location just off Broadway in Derby City centre gives easy access to excellent amenities in Derby. Nearby facilities include Darley and Markeaton park, primary and secondary schooling as well as access to transport links.

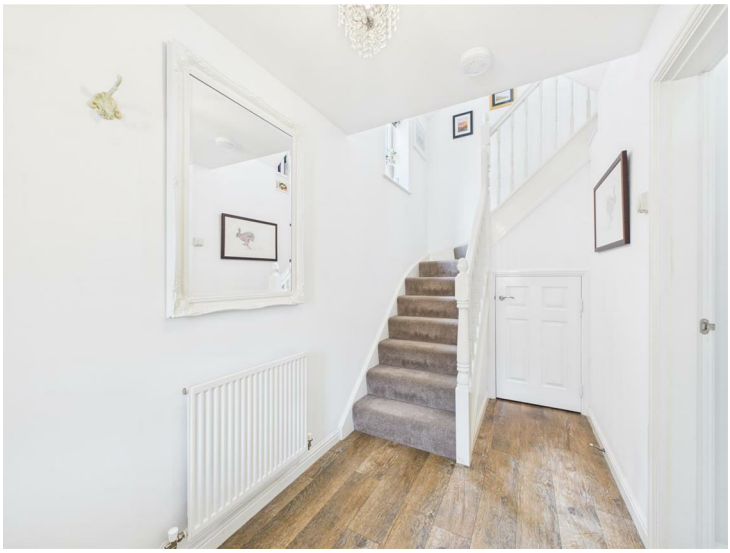
Accommodation

Ground Floor

Entrance Hall

11'9" x 5'6" (3.59 x 1.69)

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

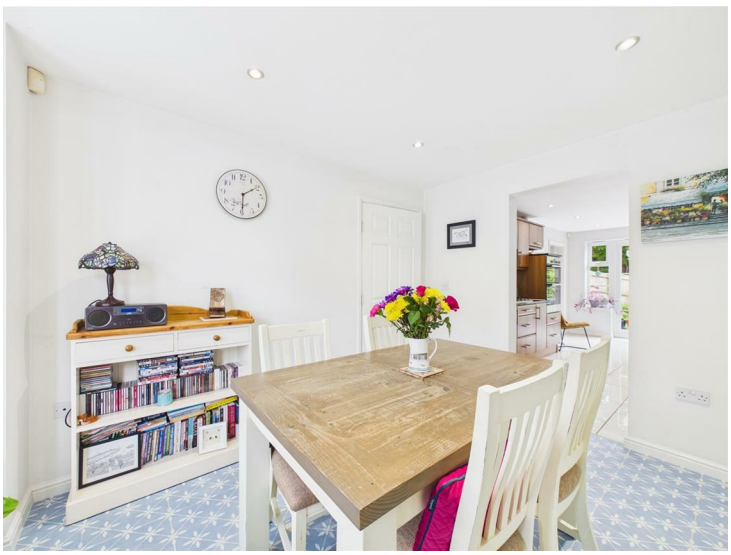


Dining Room

12'2" x 9'0" (3.71 x 2.76)

Having a central heating radiator, recessed ceiling spotlighting, double glazed cant bay window to front with bespoke shutters and open access to kitchen.





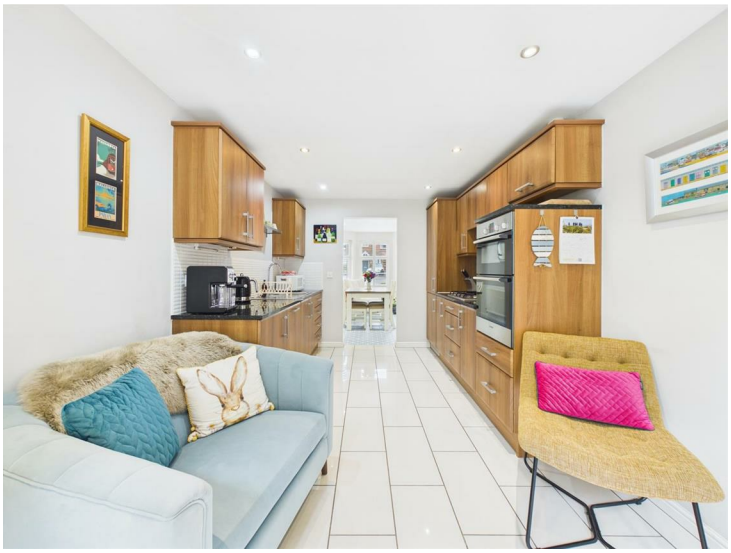
Kitchen

16'0" x 9'1" (4.89 x 2.79)

Comprising granite worktops with tiled surrounds, inset stainless steel sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, gas hob, built-in double oven, integrated fridge freezer and dishwasher, featured tile flooring, central heating radiator, recessed ceiling spotlighting and double glazed French doors with matching sidelights to garden.







Utility Room
5'5" x 5'5" (1.67 x 1.66)
Having granite effect work tops with tiled surrounds, fitted base cupboard, appliance space suitable for washing machine and tumble dryer, wall mounted cupboards, central heating radiator, tile flooring, double glazed window to rear and door to fitted guest cloakroom.



Fitted Guest Cloakroom
5'5" x 2'11" (1.67 x 0.89)
Appointed with a low flush WC, wash handbasin, tiled surrounds, central heating radiator and featured tile floor.

First Floor Landing
6'9" x 3'4" (2.07 x 1.04)
With central heating radiator, feature balustrade and staircase to second floor.

Lounge
15'3" x 10'6" (4.65 x 3.21)
Having two central heating radiators and double glazed windows to front incorporating cant bay.





Bedroom Three

13'2" x 8'8" (4.03 x 2.66)

With central heating radiator, fitted wardrobes and two double glazed windows to rear with pleasant backdrop of mature trees.





Bathroom

7'1" x 5'5" (2.17 x 1.67)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, panelled bath with shower attachment, central heating radiator and tiled floor.



Second Floor Landing

6'9" x 3'1" (2.07 x 0.96)

A semi-galleried landing with feature balustrade, central heating radiator, access to loft space and airing cupboard.

Principal Bedroom
13'1" x 10'9" (4.01 x 3.29)
Comprising central heating radiator, fitted wardrobes, recessed ceiling spotlighting and two double glazed windows to front.



En-Suite
6'0" x 4'0" (1.85 x 1.23)
Partly tiled and appointed with a low flush WC, pedestal wash handbasin, shower cubicle, chrome towel radiator, recessed ceiling spotlighting and shaver point.

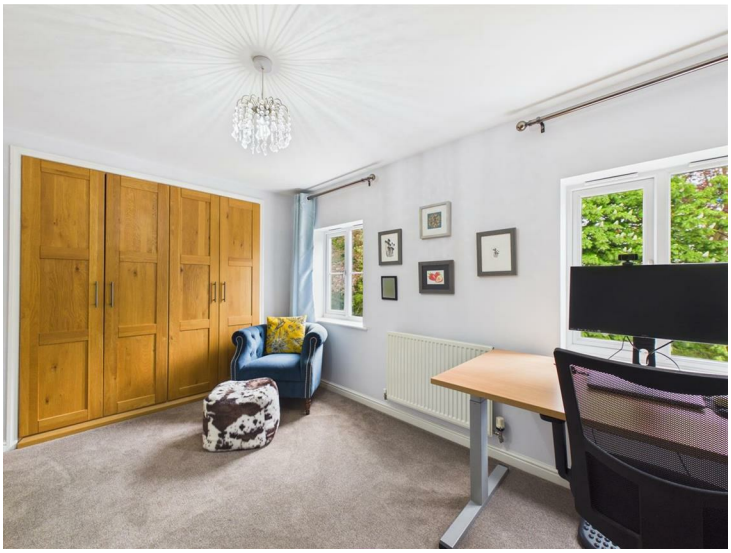


Bedroom Two

13'2" x 8'11" (4.02 x 2.72)

With central heating radiator, quality fitted wardrobes and two double glazed windows to rear.





Outside

To the rear of the property the property benefits from a single garage with driveway in front. There is a private rear garden with extended terrace, artificial lawn and raised borders containing plants and shrubs with a pleasant backdrop of mature trees.



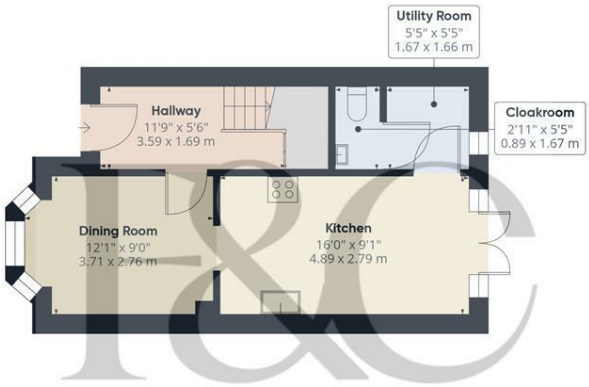




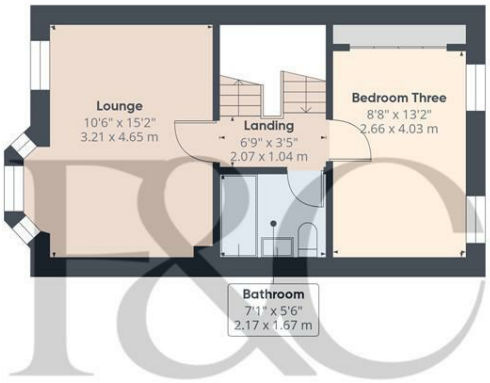
Estate Management Fees

Please note, we have been informed by the vendor that there is an bi annual estate service charge of £230. Should you proceed with the purchase of this property this must be verified by your solicitor.

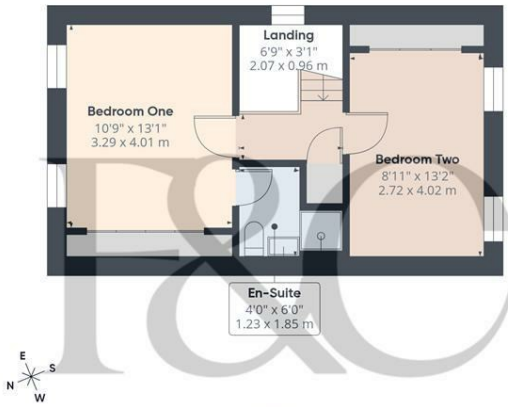
Council Tax Band D



Floor 0



Floor 1



Floor 2

Approximate total area(1)

1105 ft²

102.8 m²

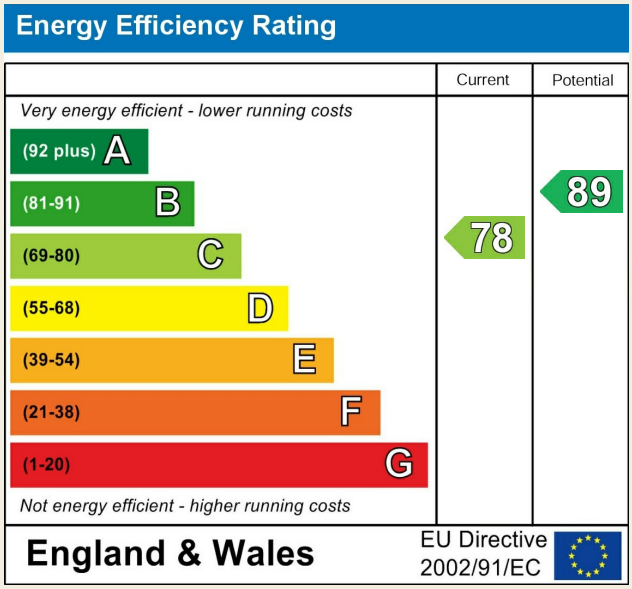
(1) Excluding balconies and terraces

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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Council Tax Band: D
Tenure: Freehold