



4 Bed House - Detached

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

Offers Over £500,000 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Stunning Extended Detached Home
- Located on the Edge of the Development - Close to Darley Park
- Lounge & Study
- Extended Living Kitchen/Dining/Family Room with Bi Folding Doors
- Utility & Cloakroom
- Four Generous Sized Bedrooms & Two Bathrooms
- Private Garden (Non-Overlooked)
- Driveway for Two Cars
- Garage Store
- Viewing Absolutely Essential

CLOSE TO DARLEY PARK – This stunning extended detached home offers a perfect blend of modern living and comfort. Spanning an impressive 1,600 square feet, this property boasts an inviting layout with lounge, study, four well-proportioned bedrooms and two modern bathrooms.

The heart of the home is the extended living kitchen, dining, and family room, which features bi-folding doors that seamlessly connect the indoor space with the private garden. This non-overlooked outdoor area provides a tranquil retreat, perfect for enjoying sunny afternoons or hosting gatherings with family and friends.

Situated on the edge of the development, the home is conveniently close to the picturesque Darley Park, offering beautiful green spaces for leisurely walks and outdoor activities.

This exceptional property is a must-see, and viewing is absolutely essential to fully appreciate the quality and charm it has to offer.

The Location

The property's location is highly convenient for giving easy access into Derby City centre. The property is also a stone's throw from St Mary's primary school (which has been recently rebuilt as a modern eco school), St Benedict's secondary school on Duffield Road, a further range of primary schools including Walter Evans in Darley Abbey and Markeaton off Kedleston Road, Woodlands secondary school and Landau Forte college. Within easy reach is the beautiful Darley Park which offers some delightful walks along the River Derwent and a selection of restaurants/bars at Darley Abbey Mills. The property is also convenient for Markeaton Park as well as the A38 and A52.

Accommodation

Ground Floor

Storm Porch

With two pillars, quarry tiled floor, outside light and entrance door opening into entrance hall.

Entrance Hall

11'0" x 6'5" (3.37 x 1.97)

With limestone travertine tile flooring, radiator, staircase leading to first floor and coving to ceiling.



Cloakroom

6'11" x 2'11" (2.12 x 0.89)

With low level WC, circular wash basin with fitted base cupboard underneath, radiator, matching limestone travertine tile flooring, double glazed window and internal panelled door.



Lounge

17'8" x 10'6" (5.40 x 3.22)

With TV media wall mounted unit, solid wood flooring, coving to ceiling, spotlights to ceiling, double glazed bay window with fitted blinds, radiator and internal panel door.



Study

10'9" x 9'8" (3.30 x 2.96)

With solid oak flooring, radiator, coving to ceiling, double glazed French doors opening onto decking and internal panelled door.



Living Kitchen/Dining/Family Room

26'5" x 19'6" (8.06 x 5.95)



Family Area

With matching limestone travertine tile flooring with underfloor heating, three matching double glazed Velux windows, spotlights to ceiling, inset multi-burner stove with log store alcove, two featured double glazed bi folding doors opening onto private gardens and open space leading to dining area and kitchen area.



Dining Area

With matching limestone travertine tile flooring, radiator, open space leading to family area and kitchen area.



Kitchen Area

With kitchen island with inset sink with chrome mixer tap, integrated dishwasher, wall and base fitted units with solid wood worktops, built-in five ring gas hob with extractor hood over, built-in double electric fan assisted oven, (negotiable fridge/freezer), matching travertine tile flooring, concealed worktop lights, spotlights to ceiling and open space leading to dining and family areas.



Utility Room

7'8" x 5'5" (2.36 x 1.66)

With single sink with mixer tap, wall and base cupboards, worktops, matching limestone travertine tile flooring, plumbing for automatic washing machine, radiator, concealed central heating boiler, internal panelled door giving access to living kitchen/dining/family room and integral door giving access to garage store.

First Floor Landing

14'5" x 9'3" (4.40 x 2.84)

With attractive balustrade, wood flooring, access to roof space, radiator, double glazed window to front with fitted blind and built-in cupboard housing the high efficiency hot water cylinder and also providing storage.



Bedroom One

13'5" x 10'8" (4.09 x 3.27)

With fitted double wardrobe with sliding doors, radiator, coving to ceiling, double glazed window with fitted blind to rear and internal panelled door.



En-Suite

7'3" x 4'0" (2.23 x 1.22)

With double shower cubicle with chrome shower, pedestal wash handbasin, low level WC, tile splashbacks, tile flooring, heated chrome towel rail/radiator, shaver point, spotlights to ceiling, extractor fan, double glazed obscure window and internal panelled door.



Bedroom Two

11'1" x 8'6" (3.38 x 2.61)

With wood flooring, spotlights to ceiling, radiator, double glazed window with fitted blind to front and internal panelled door.



Bedroom Three

10'4" x 9'2" (3.15 x 2.81)

With fitted double wardrobes with sliding doors, wood flooring, radiator, double glazed window with fitted blind to rear and internal panelled door.



Bedroom Four

8'9" x 7'10" (2.69 x 2.40)

With wood flooring, spotlights to ceiling, radiator, double glazed window to front with fitted blind and internal panelled door.



Family Bathroom

7'10" x 5'10" (2.40 x 1.79)

With bath with chrome shower over with shower screen door, pedestal wash handbasin, low level WC, tile splashbacks, tile flooring, spotlights to ceiling, extractor fan, large heated chrome towel rail/radiator, double glazed obscure window and internal panelled door.



Front Garden

The property is set back from the pavement edge behind a small, lawned fore-garden with neatly kept hedgerow.



Rear Garden

This particular property benefits from a private (non-overlooked) garden and enjoys a level, lawn garden complemented by raised paved pathway and decking area providing a pleasant sitting out and entertaining space. Useful side timber shed.



Driveway

A double width tarmac driveway provides car standing spaces for two cars.

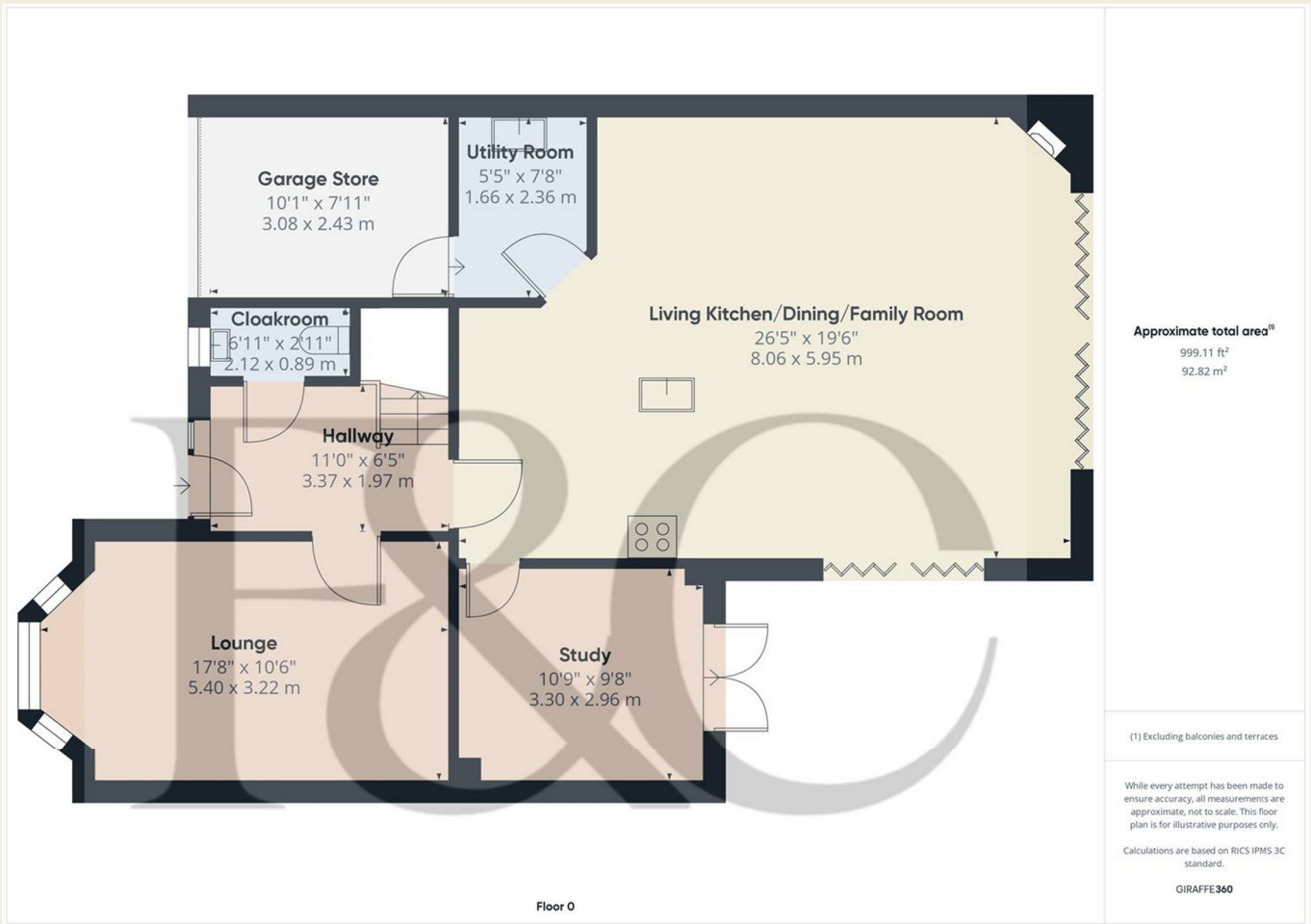


Garage Store

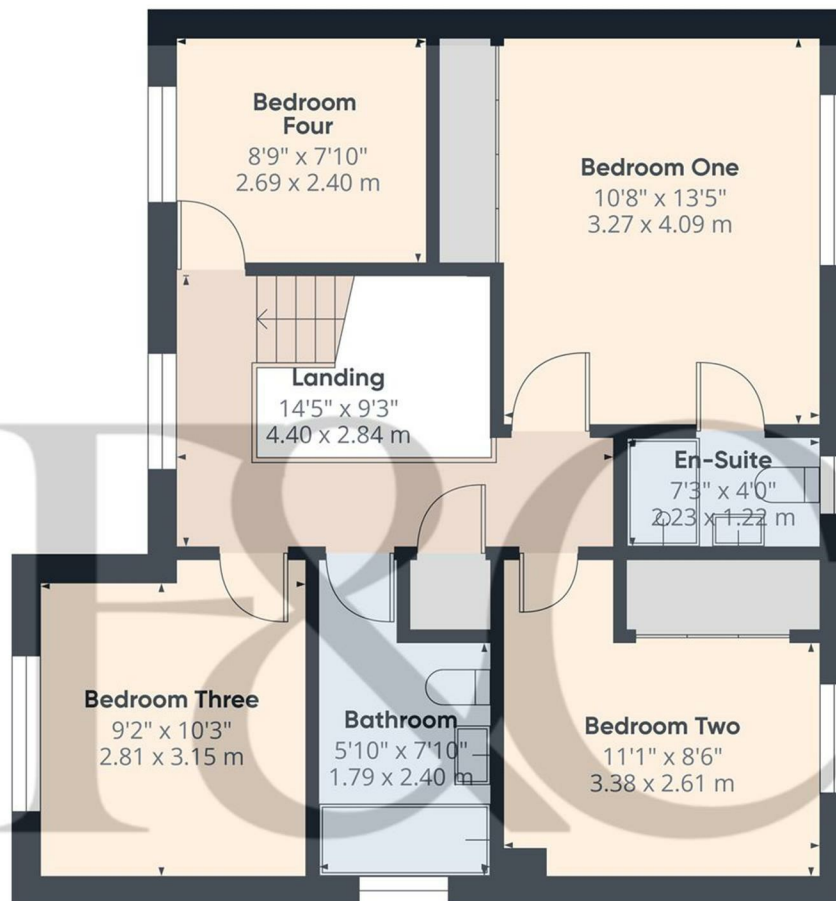
10'1" x 7'11" (3.08 x 2.43)

With concrete floor, power, lighting, up and over metal front door and integral door giving access to property.

Council Tax Band E



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Floor 1

Approximate total area¹
600.96 ft²
55.83 m²


(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.


Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	78
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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