Fletcher & Company

238 Highfields Park Drive, Derby, DE22 1JY

Offers Around £328,000

Freehold

- Stylish Three End Townhouse
- Popular Estate Location
- Close to Darley Park & Markeaton Park
- Hallway, Fitted Guest Cloakroom, Dining Room & Living Kitchen to Ground Floor
- First Floor Lounge
- Principal Bedroom with En-Suite & Bedroom to First Floor
- Bedroom & Bathroom to Second Floor
- Stylish Rear Garden
- Driveway & Garage
- Fabulous Property

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Summary

An extremely stylish and superbly presented, modern, three bedroom, bay fronted, end-townhouse located on the sought after Highfields Park Drive estate off Broadway, Derby.

The property is double glazed and gas central heated with entrance hall, fitted guest cloakroom, dining room to front with feature bay window, fitted kitchen with lounge area and bifold doors to garden and utility room off. The first floor landing features a fabulous lounge, again with bay window, third bedroom and bathroom. The second floor features a principal suite with en-suite shower room and second bedroom. Please note, the property benefits from a new boiler which was installed in 2025.

To the rear of the property is an extremely stylish garden with upper and lower tiered, decked entertaining areas, lawn, neat privet hedging, timber fencing, mature trees and a good degree of privacy. The property benefits from a driveway and single garage.

The Location

The property's location off Broadway offers easy access into Derby City centre and a complete range of services. Locally, there is easy access to Darley Park as well as Lawn and Walter Evans primary schools. There are a selection of amenities on Kedleston Road including cafe, real ale pub, shop, post office and easy access to transport links.

Accommodation

Ground Floor

Hallway

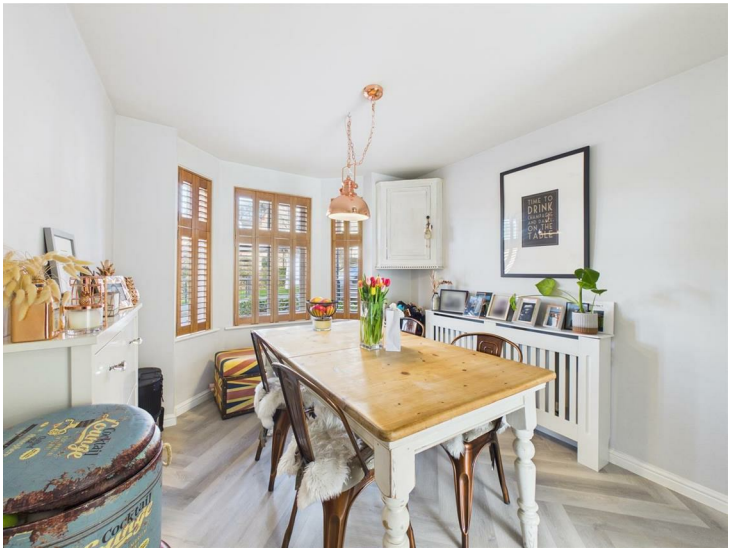
11'6" x 5'6" (3.53 x 1.70)

An entrance door provides access to hallway with wood effect herringbone pattern flooring, central heating radiator, feature wood panelled wall, understairs storage cupboard and staircase leading to first floor.

Dining Room

12'2" x 9'1" (3.73 x 2.77)

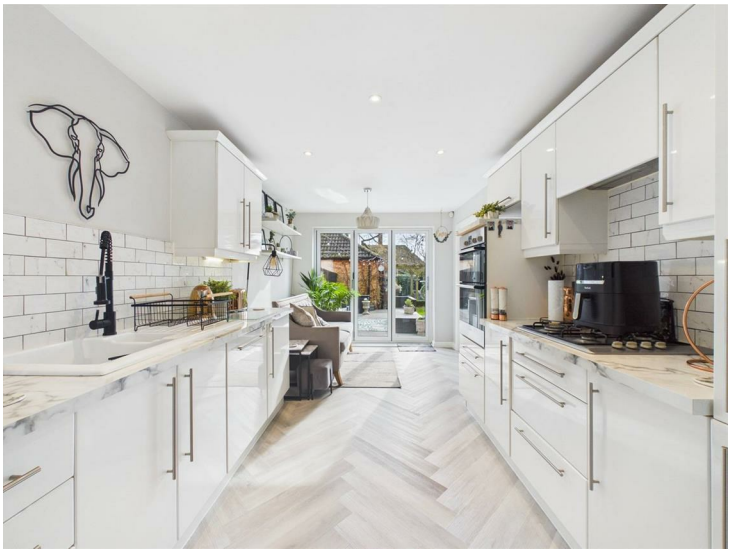
With wood effect herringbone pattern flooring which continues throughout most of the ground floor, central heating radiator and double glazed cant bay window to front.



Breakfast Kitchen

15'10" x 8'11" (4.84 x 2.72)

Having marble effect preparation surfaces, tiled surrounds, ceramic sink unit with mixer tap, gloss finish base cupboards and drawers, complementary wall mounted cupboards, inset four plate gas hob, double oven, integrated fridge freezer and dishwasher, recessed ceiling spotlighting, central heating radiator, bifold doors to rear garden and door to utility room.



Utility

5'6" x 5'4" (1.68 x 1.64)

Having granite effect worktops with tiled surrounds and cupboards beneath, appliance space suitable for washing machine, central heating radiator, wall mounted boiler, tiled floor, double glazed window to rear and door to fitted guest cloakroom.

Fitted Guest Cloakroom
5'6" x 2'10" (1.68 x 0.88)
Appointed with a low flush WC, wash handbasin, central heating radiator and tiled floor.

First Floor Landing
6'11" x 3'6" (2.12 x 1.07)
A semi-galleried landing with staircase to second floor and central heating radiator.

Lounge
15'1" x 12'2" (4.62 x 3.71)
Featuring a fire surround with hearth, two central heating radiators, decorative coving, double glazed window and double glazed cant bay window to front.

Bedroom Three
15'0" x 8'7" (4.59 x 2.64)
With central heating radiator and two double glazed windows to rear.

Bathroom
7'2" x 5'6" (2.19 x 1.68)
Partly tiled with the white suite comprising low flush WC, pedestal wash handbasin, panelled bath with shower over, ladder style radiator and extractor fan.

Second Floor Landing
6'9" x 3'1" (2.08 x 0.96)
A semi-galleried landing with feature balustrade, central heating radiator and double glazed window to side.

Principal Bedroom
13'2" x 10'8" (4.02 x 3.27)
Having a central heating radiator, fitted wardrobes, two double glazed windows to front and door to en-suite.

En-Suite Shower Room

6'9" x 6'0" (2.08 x 1.85)

Partly tiled with a low flush WC, pedestal wash handbasin, shower cubicle, central heating radiator and extractor fan.

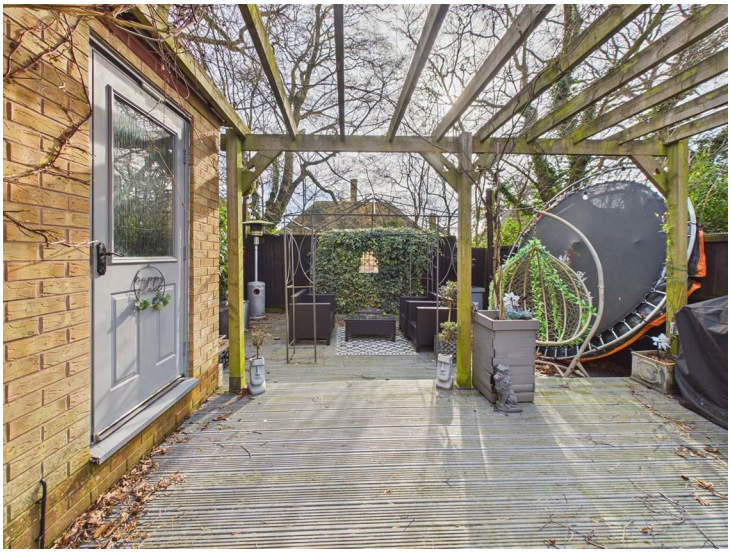
Bedroom Two

15'2" x 8'11" (4.63 x 2.72)

Having a central heating radiator and two double glazed windows to the rear elevation.

Outside

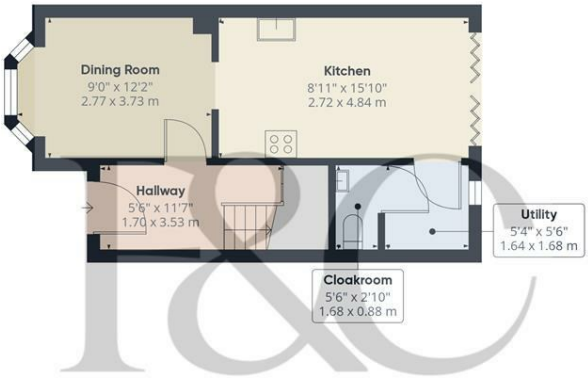
To the rear of the property is a stylish and private garden enclosed by timber fencing with feature extensive decked entertaining space, pathway, lawn and lower level decked area with timber framed pergola and climbing plants complemented by a backdrop of mature trees. There is access down the side of the property. The property also benefits from a single garage and driveway.



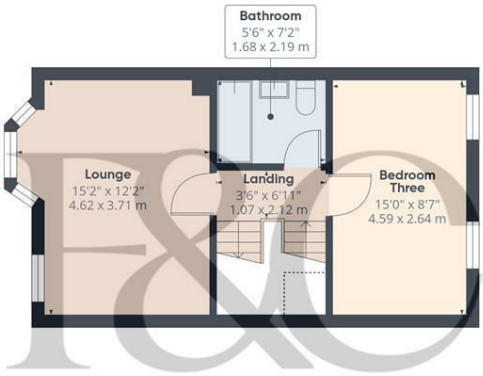
Estate Management Fees

Please note, we have been informed by the vendor that there is an biannual estate service charge of approximately £19. Should you proceed with the purchase of this property this must be verified by your solicitor.

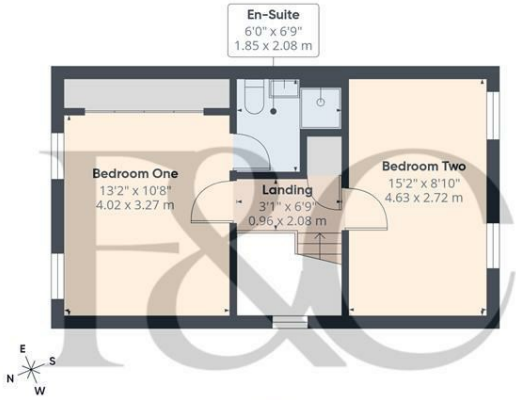
Council Tax Band D



Floor 0



Floor 1



Floor 2

Approximate total area(1)

1105 ft²

102.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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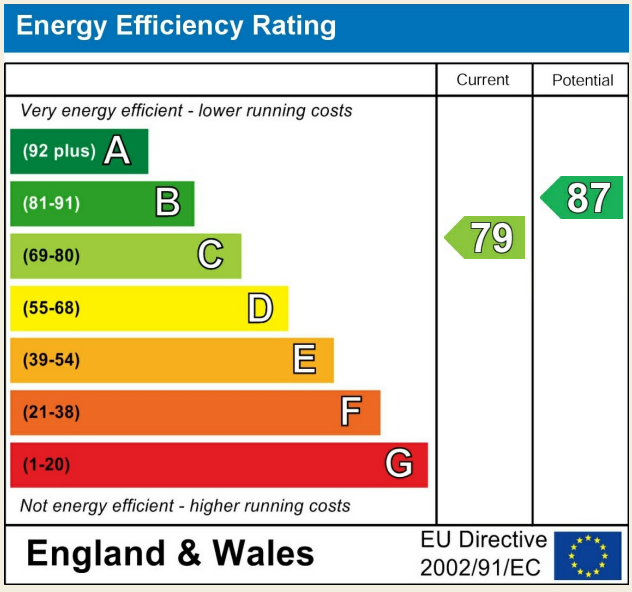

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Council Tax Band: D
Tenure: Freehold