

Fletcher & Company

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

Price £300,000

Freehold



- Double Glazed & Gas Central Heated
- Entrance Hall & Fitted Guest Cloakroom
- Dining Kitchen
- Spacious Lounge
- Three Bedrooms & Bathroom to First Floor
- Master Bedroom to Second Floor Incorporating Bedroom, Dressing Room & En-Suite Shower Room
- Pleasant, Enclosed Rear Garden
- Double Width Driveway & Garage





Summary

A well-presented, three storey, four bedroom, end townhouse occupying a quiet cul-de-sac location on Highfields Park Drive estate.

This is a well-presented, three storey, four bedroom, end townhouse occupying a quiet cul-de-sac location in Derby. Set back behind a double width driveway with attached garage. To the rear of the property is an enclosed lawn garden with patio. Internally the property is double glazed and gas central heated with entrance hall, fitted guest cloakroom, dining kitchen and spacious lounge with French doors to garden. The first floor landing leads to three bedrooms and bathroom. The second floor has a master bedroom with dressing room and en-suite shower room.

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The Location

The property's location is conveniently located just off Broadway close to Derby City centre. It provides easy access to a full range of amenities in the city as well as a nearby primary school, recreation ground, pub, beautiful Darley Park and Markeaton Park. There is easy access to main transport links and schooling including Walter Evans, Lawn primary in Allestree, Woodlands secondary and Landau Forte in the city.

Accommodation

Ground Floor

Entrance Hall

16'11" x 3'4" (5.17 x 1.02)

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

Fitted Guest Cloakroom

6'9" x 2'9" (2.06 x 0.85)

With low flush WC, pedestal wash handbasin, central heating radiator and double glazed window to front.

Spacious Lounge

15'4" x 14'8" (4.69 x 4.48)

With wall mounted electric heater, central heating radiator, TV and telephone point and double glazed French doors to garden with matching sidelights.



Dining Kitchen

16'11" x 8'4" (5.16 x 2.55)



Dining Area

With central heating radiator.



Kitchen Area

With U-shaped preparation services with matching upstands, inset stainless steel sink unit, fitted base cupboard and drawers, complimentary wall mounted cupboards, inset four plate induction hob with extractor hood over, adjacent oven, appliance spaces suitable for fridge freezer and washing machine, integrated dishwasher, wall mounted gas fired boiler, recessed ceiling spotlighting and double glazed window to front.



First Floor Landing

9'7" x 3'6" (2.94 x 1.07)

A semi-galleried landing with staircase to second floor and airing cupboard.

Bedroom Two

12'7" x 12'3" (3.85 x 3.74)

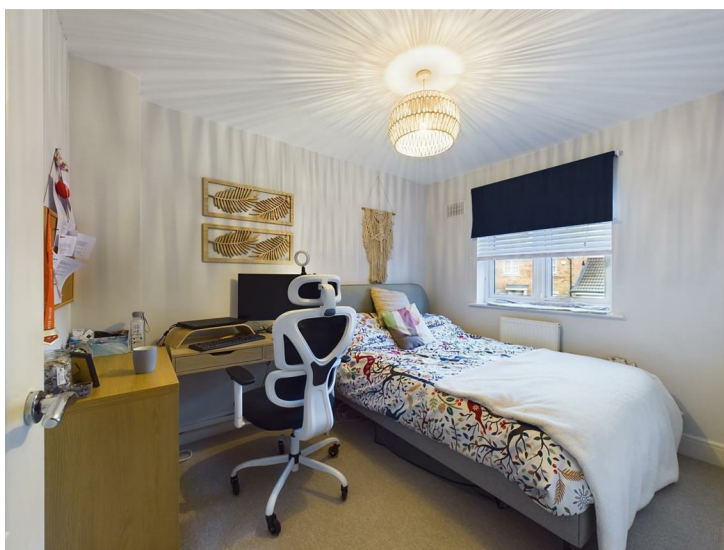
With central heating radiator, fitted wardrobes and double glazed window to rear.



Bedroom Three

10'4" x 8'1" (3.16 x 2.47)

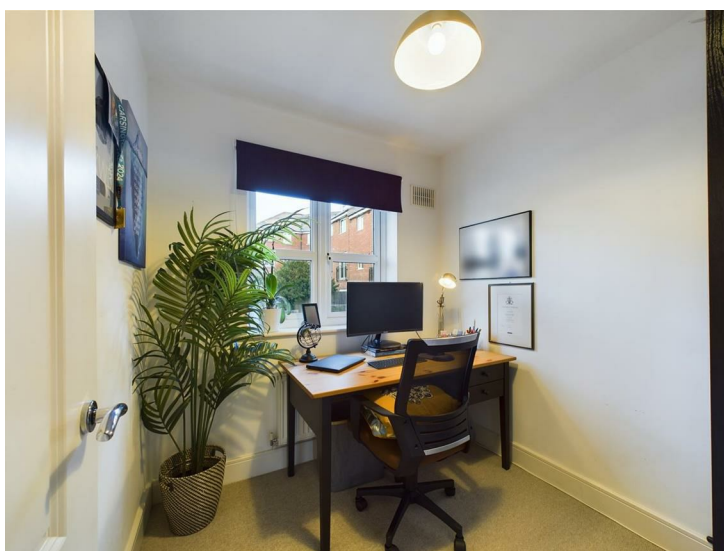
With central heating radiator and double glazed window to front.



Bedroom Four

6'10" x 6'9" (2.10 x 2.08)

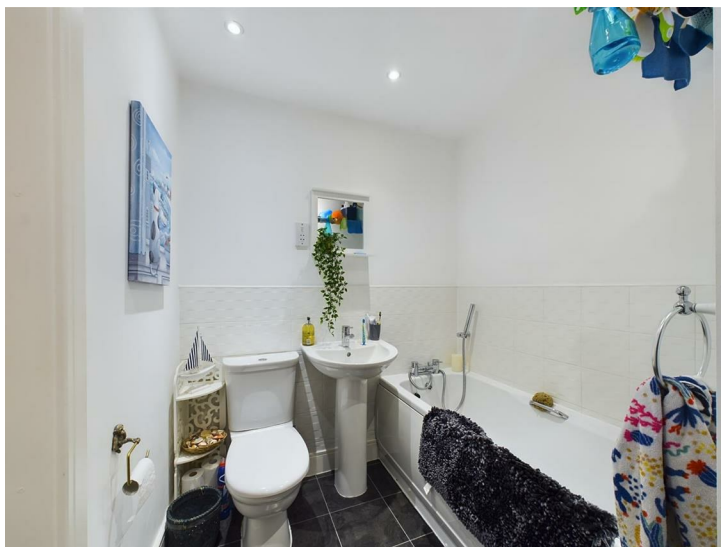
With central heating radiator and double glazed window to front.



Bathroom

8'0" x 6'1" (2.45 x 1.87)

With a white suite comprising low flush WC, pedestal wash handbasin, bath with shower attachment, central heating radiator and recessed ceiling spotlighting.



Second Floor Landing

A small landing with central heating radiator.

Master Bedroom

12'11" x 11'6" (3.95 x 3.53)

With central heating radiator, storage space to eaves, double glazed window to front and archway to dressing room.



Dressing Room

7'5" x 3'0" (2.28 x 0.92)

With fitted wardrobes and central heating radiator.



En-Suite Shower Room

7'9" x 7'5" (2.37 x 2.28)

With low flush WC, pedestal wash handbasin, double shower cubicle, central heating radiator, shaver point, recessed ceiling spotlighting and double glazed Velux window to rear.

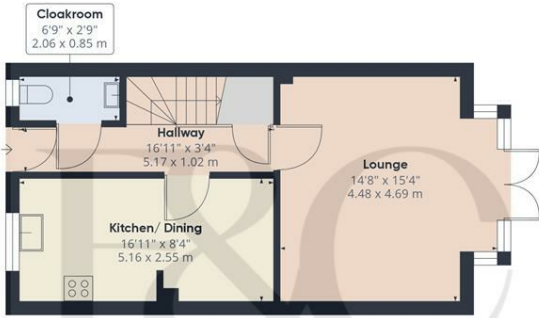


Outside

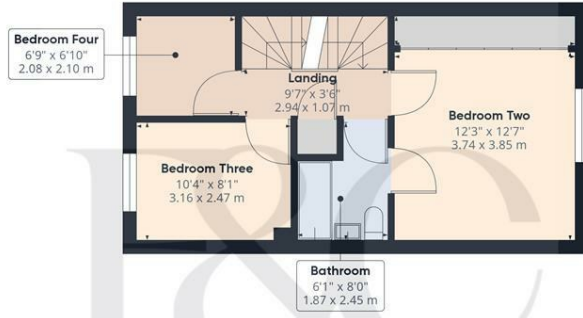
The property is set within a quiet enclave/cul-de-sac on the Highfields Park Drive estate. Set back behind a double width driveway providing off-road parking for two vehicles and access to an attached garage. To the rear of the property is a pleasant, enclosed garden featuring lawn and patio area.







Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

1125.67 ft²
104.58 m²

Reduced headroom

15.11 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	71	
(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	

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Council Tax Band: D
Tenure: Freehold

