

CURRAN BIRDS CO



Highfield Gardens
Derby
£285,000



HIGHFIELD GARDENS

CUL-DE-SAC

For Sale
£285,000
CURRAN BIRDS CO

CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



SUPERB RENOVATED CONTEMPORARY HOME - A beautifully upgraded and thoughtfully modernised three-bedroom end townhouse, situated on this prominent corner plot position off Duffield Road in this highly sought after position close to the beautiful Darley Park and offering easy access to Derby City Centre. The property offers a comprehensively upgraded and contemporary styled accommodation that requires an internal inspection in order to fully appreciate the quality of finish on offer.

The property offers a balanced blend of practical living and understated style, with well-proportioned rooms and quality finishes throughout. The layout encourages a natural flow from the entrance through the living spaces and includes a superb open plan dining area with open plan access to the contemporary kitchen and a separate utility room. There is also a light and spacious living room with dual aspect and french doors giving access to the rear garden. The first floor landing gives access to three well proportioned bedrooms and a contemporary shower room.

Outside, this home benefits from landscaped gardens offering a sense of privacy, alongside a driveway with access to a single integral garage. The property occupies a generous corner plot with landscaped gardens to the front and rear.





The Detail

A composite entrance door opens into a stylish hallway with oak-effect parquet flooring and a well-designed cloak area, complete with vertical slat panelling, shelving, and built-in seating. A contemporary wc sits off the hallway, finished with chrome fixtures and stylish herringbone flooring.

There is a superb open plan dining kitchen area with stylish herringbone flooring and tall feature window to the front elevation. The kitchen area is fitted with contemporary anthracite handle-less units, oak-effect worktops, and a composite sink with swan-neck mixer tap. Integrated AEG appliances include an oven, induction hob, fridge freezer, dishwasher, and extractor fan. A rear porch/utility area offers extra storage and garden access. The living room is bright and well-proportioned, with a tall uPVC window and uPVC double glazed french doors giving access to the rear garden. There is an open plan staircase from the dining area leading to the first floor landing.

Upstairs, the primary and second bedrooms are both generous double bedrooms and enjoy rear garden views, while the third bedroom sits to the front. The contemporary shower room features a generous walk-in shower, wash hand basin with vanity unit, wc chrome fixtures and porcelain tiling.



Outside, the home enjoys a landscaped corner plot with lawn, planting beds, block-paved path, and driveway leading to an attached single garage. The enclosed rear garden features gravel beds, a paved path, and gated access.





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The Location

The property is situated in this sought after location off Duffield Road, located close to Derby City Centre and Darley Abbey village. Just a short walk away are the beautiful Darley Park and Markeaton Park.

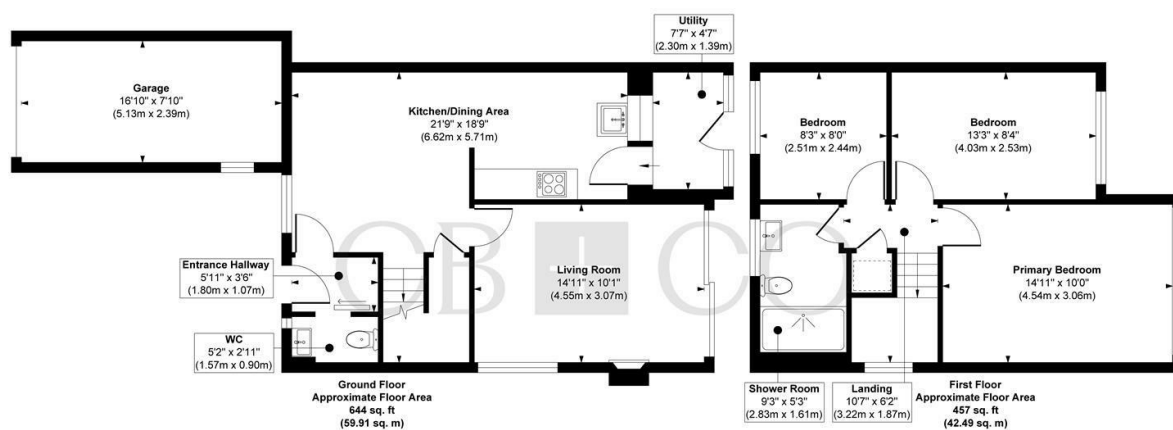
Darley Abbey Mills, a World Heritage site sits on the banks of the River Derwent with its beautiful weir. Darley Mills offers fine dining and drinking options with Darley's restaurant, Llorentes Tapas and Darley Abbey Wine Bar. There are also gym/fitness facilities and a wedding venue at Darley Mills.







Highfield Gardens, Off Highfield Road, Derby



Approx. Gross Internal Floor Area 1101 sq. ft / 102.40 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The Particulars

- Superb Professionally Renovated End Townhouse
- Beautifully Upgraded - High Quality Finish
- Entrance Hallway, Cloaks Area & Contemporary WC
- Spacious Open Plan Kitchen & Dining Area with Utility Room
- Delightful Light Living Room with French Doors
- Three Well Proportioned Bedrooms & Contemporary Shower Room
- Corner Plot - Driveway, Garage & Landscaped Gardens
- Close to City Centre & Excellent Amenities
- Close to Markeaton Park & Darley Park
- No Chain Involved

Size

Approx 1101.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

C

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Let's *Talk*

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