



BRENDAN GARDENS, DARLEY ABBEY, DERBY

PRICE £395,000

4 BEDROOM | 3 BATHROOM | 1 RECEPTION



WELCOME TO BRENDAN GARDENS

Situated within the highly regarded Highfields development, this attractive detached property offers well-balanced accommodation ideally suited to modern family living. Enjoying a sought-after residential location, the home combines practical living space, tasteful presentation and a good-sized rear garden designed for both relaxation and family enjoyment.

The heart of the home is the open-plan kitchen diner, creating a sociable setting for everyday life and entertaining, whilst the comfortable lounge provides a welcoming space to unwind. Upstairs, four well-proportioned bedrooms offer flexibility for families, including a principal bedroom with fitted wardrobes and an en-suite shower room.

Outside, the property benefits from a well-maintained rear garden featuring patio seating areas, lawn and a dedicated children's play space. With driveway parking, an integral garage and excellent access to Derby city centre, Darley Abbey and Darley Park, this is a fantastic opportunity to acquire a family home in a popular and convenient location.

THE DETAIL

The Detail

A composite entrance door with inset glazing opens into a welcoming entrance hallway featuring tiled flooring and a cast iron radiator. Positioned off the hallway is a useful ground floor WC fitted with a wash hand basin, WC and tiled splashbacks.

Located at the front of the property, the lounge provides a comfortable living space centred around a contemporary log-effect electric fire, creating an attractive focal point and a welcoming setting for relaxing with family and friends.

To the rear of the property is the spacious open-plan kitchen diner, forming the heart of the home. The kitchen is fitted with a range of shaker-style units complemented by ample work surface space, a five-ring gas hob, integrated electric oven and a sink with mixer tap. There is plumbing for both a washing machine and dishwasher, together with designated space for a fridge and freezer. Tiled flooring adds practicality, whilst a rear access door leads directly outside.

Open from the kitchen, the dining area provides plenty of room for family meals and entertaining guests. Laminate flooring, a cast iron radiator and French doors opening onto the garden create a bright and sociable environment throughout the year.

The first-floor landing benefits from an airing cupboard and cast iron radiator. The principal bedroom enjoys a front-facing aspect and features built-in wardrobes together with an en-suite shower room comprising a shower cubicle with thermostatic shower, wash hand basin, WC and extractor fan.

There are three further bedrooms, all well-proportioned and offering flexibility for family living. One rear bedroom benefits from built-in wardrobes, whilst a further front-facing bedroom incorporates a useful overstairs recessed storage area. The family bathroom is fitted with a panel bath incorporating a thermostatic shower over, wash hand basin, WC and shaver point.

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Outside, the property enjoys a good-sized rear garden designed with family living in mind. A raised patio provides an ideal space for outdoor dining and entertaining, leading onto a lawned garden with raised barked planting beds and enclosed boundaries. A landscaped children's play area offers a fantastic space for younger families, whilst practical features include an outside tap and side access. To the front, a lawned garden sits alongside a tarmac driveway providing parking for two vehicles and access to the integral garage, which benefits from a remote-control door. The garage also offers potential for conversion, subject to any necessary consents, and could create additional living accommodation, a home office or a gym to suit a purchaser's individual requirements.

The property is situated within the ever-popular Highfields development, a sought-after residential area well positioned for access into Derby city centre. Nearby Darley Abbey offers a range of independent shops, cafés, restaurants and everyday amenities, whilst Darley Park provides extensive green space, riverside walks and recreational facilities. The area is also well served by schooling, transport links and leisure amenities, making it a particularly appealing location for families and professionals alike.

CB+CO













Brendan Gardens



Ground Floor
Approximate Floor Area
506 sq. ft
(47.02 sq. m)

First Floor
Approximate Floor Area
573 sq. ft
(53.29 sq. m)

Approx. Gross Internal Floor Area 1079 sq. ft / 100.31 sq. m (Excluding Garage)

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

Produced by Elements Property

THE PARTICULARS

APPROX

sq ft

EPC RATING

C

COUNCIL TAX BAND

E

- Attractive Four-Bedroom Detached Family Home
- Located Within The Highly Regarded Highfields Development
- Spacious Open-Plan Kitchen Diner Ideal For Modern Family Living
- Front-Facing Lounge With Contemporary Log-Effect Electric Fire
- Principal Bedroom Featuring Built-In Wardrobes And En-Suite Shower Room
- Three Further Well-Proportioned Bedrooms Offering Flexible Accommodation
- Integral Garage With Remote-Control Door
- Tarmac Driveway Providing Off-Road Parking For Two Vehicles
- Good-Sized Enclosed Rear Garden Designed For Family Enjoyment
- Cul-de-sac Position

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
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MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

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