

HIGHFIELDS PARK DRIVE, DERBY

PRICE £322,500

3 BEDROOM | 2 BATHROOM | 2 RECEPTION



WELCOME TO HIGHFIELDS PARK DRIVE

BEAUTIFULLY PRESENTED THREE-STOREY END-TERRACE HOME WITH LANDSCAPED GARDEN AND INTEGRAL GARAGE – This impressive three-storey end-terrace property offers spacious and versatile accommodation, tastefully decorated throughout and thoughtfully designed to make the most of its layout. Offering a fantastic balance of comfortable living and practical features, the property is ideally suited to buyers looking for a well-maintained home with generous living space.

The ground floor features a superb open-plan kitchen, dining and living area, thoughtfully extended to create an additional snug space with bi-fold doors opening onto the garden. The first floor offers a particularly spacious lounge with Juliet balcony, alongside a double bedroom, whilst the top floor provides two further double bedrooms, including a principal bedroom with en-suite facilities.

Externally, the property benefits from a driveway, integral garage and beautifully landscaped, low-maintenance rear garden.

THE DETAIL

The Detail
Upon entering the property, you are welcomed by an entrance hallway featuring wooden flooring, a composite front door and useful understairs storage. The hallway also provides internal access to the integral garage and a conveniently positioned downstairs WC.

The ground floor opens into an impressive kitchen, dining and living space, accessed through a sliding door which helps maximise the available space. Thoughtfully extended to the rear, this versatile room offers excellent proportions, with ample space for a large dining table and an additional snug area. Bi-fold doors provide a lovely connection to the garden, allowing plenty of natural light into the space. The kitchen is fitted with cream cabinetry, contrasting black worktops and an integrated oven and gas hob, alongside designated spaces for a fridge-freezer, washing machine and dishwasher. Wooden flooring runs throughout, creating a cohesive finish.

Moving to the first floor, the landing leads to a fantastic-sized lounge, featuring carpeting and a Juliet balcony, creating a lovely space to relax. There is also a well-proportioned double bedroom on this level.

The second-floor landing provides access to two further double bedrooms. The additional bedroom benefits from

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fitted wardrobes within the alcove, carpeting and two windows. The principal bedroom is positioned to the rear and features a built-in double wardrobe and its own en-suite shower room, fitted with an electric shower, wash basin, WC and vinyl flooring. A separate family bathroom offers a P-shaped bath with electric shower over, wash basin and WC.

Outside, the property benefits from a driveway and integral single garage with an electric door. The rear garden has been beautifully landscaped for ease of maintenance, featuring artificial grass, a tiled patio, raised flower bed planters, an outside tap and a composite rear gate.

Situated in the popular Darley Abbey area, the property is ideally placed for Darley Park and its beautiful riverside walks. Nearby Darley Abbey Mills offers independent businesses, cafés and restaurants, whilst local amenities can be found along Broadway and Kedleston Road. The area is well served by nearby schools, including Walter Evans Primary and St Benedict's, with Derby city centre also within easy reach for a wider range of shopping, dining and leisure facilities.

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.

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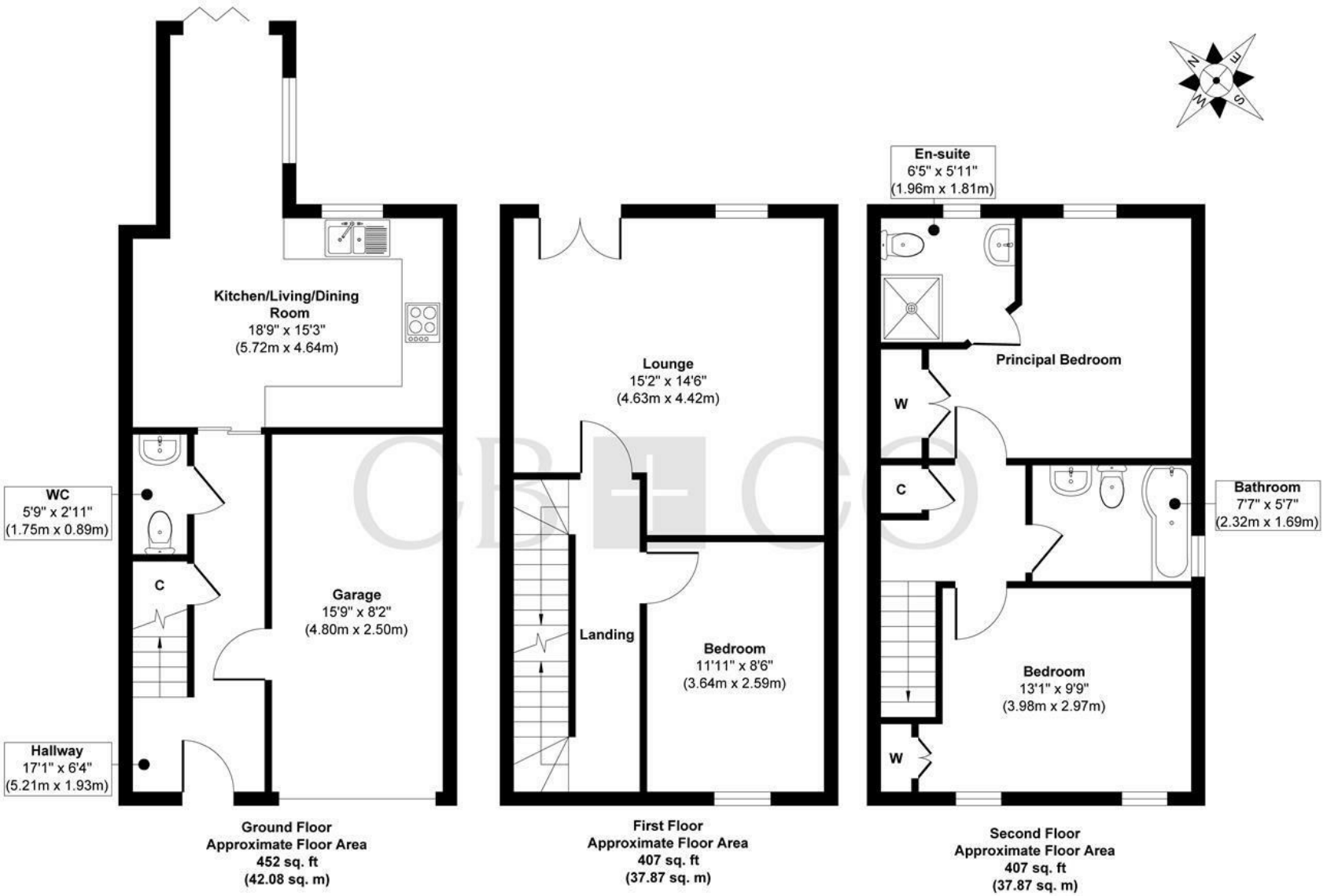

JOSEPH McKROWN


KITCHEN





Highfields Park Drive



Approx. Gross Internal Floor Area 1266 sq. ft / 117.82 sq. m (Including Garage)

Approx. Gross Internal Floor Area 1126 sq. ft / 104.80 sq. m (Excluding Garage)

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

Produced by Elements Property

THE PARTICULARS

APPROX

1266.00 sq ft

EPC RATING

COUNCIL TAX BAND

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- Three-Storey End-Terrace Home, Tastefully Presented
- Extended Open-Plan Kitchen, Dining And Living Space
- Additional Snug With Bi-Fold Doors To The Garden
- Large First-Floor Lounge With Juliet Balcony
- Principal Bedroom With En-Suite And Built-In Wardrobe
- Family Bathroom With P-Shaped Bath And Shower
- Integral Single Garage With Electric Door
- Driveway Parking To The Front
- Landscaped Rear Garden With Artificial Grass And Patio
- Popular Darley Abbey Location Close To Local Amenities

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DARLEY ABBEY MILLS

THE MILLS

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

01332 411050
CURRANBIRDS.CO

MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
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