

# Highfields Park Drive

Derby, DE22 1BW

John   
German





# Highfields Park Drive

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Offers over £300,000

Lovely spacious three storey home with a great layout situated within walking distance of Markeaton and Darley Parks and conveniently placed for local schools, amenities and transport links.



Highfields Park Drive is conveniently situated for access to local amenities including local shops together with the wider amenities in Derby City Centre, local schools, the University, public transport routes, recreational facilities including Markeaton and Darley Parks. It is ideally placed for useful road links via the A6, A52, A38 and A50 networks giving access to the M1.

Entrance to the property is via a spacious entrance hall with hanging space for coats, stairs rising to the first floor and a very useful understairs storage cupboard.

To the front of the property is a lovely bay fronted sitting room which is open plan to the dining kitchen fitted with a comprehensive range of base and eye level units with under unit lighting, roll edge work surfaces, stainless steel sink unit, tiled splashbacks, built-in double oven, four ring gas hob with pull out extractor hood and an integrated dishwasher. There is plenty of space for a good sized dining table and French doors open out onto the rear patio.

The utility room is fitted with a matching range of base units with roll edge work surfaces, inset stainless steel sink, tiled splashbacks, plumbing for washing machine, wall mounted boiler, window to the rear. A door opens to the guest's cloakroom fitted with a low flush WC and a pedestal hand wash basin.

On the first floor sits a lovely lounge with two windows including an attractive bay allowing plenty of natural light.

Also on this floor is a generous double bedroom and the main family bathroom with a full three piece suite comprising panelled bath, pedestal wash basin and low flush WC.

The master bedroom is located on the second floor with fitted wardrobes and its own ensuite comprising low flush WC, pedestal wash basin and a fully tiled shower enclosure with folding glass door.

The third double bedroom completes the internal accommodation.

Outside the property is situated at the end of a shared private driveway with a brick built garage to the front with parking in front.

Gated access leads around to the rear of the property to a fully enclosed mainly lawned rear garden with spacious paved patio and space for a garden shed.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

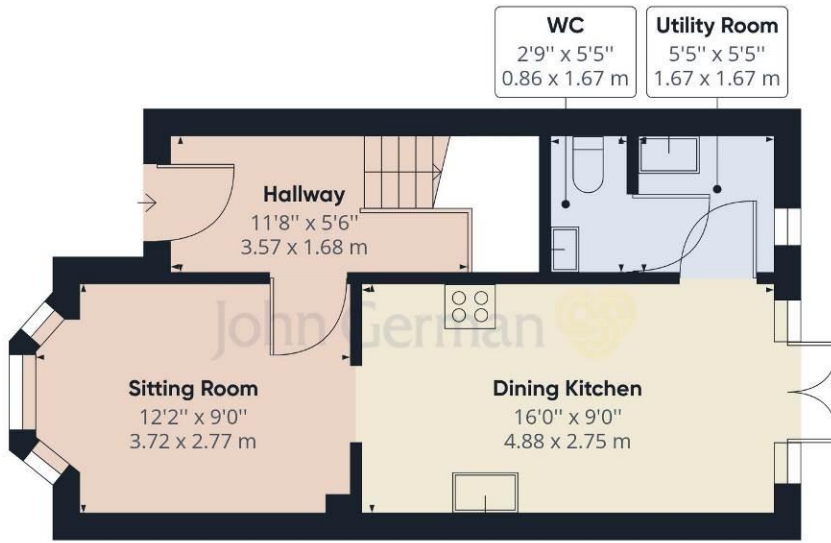
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.derby.gov.uk](http://www.derby.gov.uk)

**Our Ref:** JGA/20042023

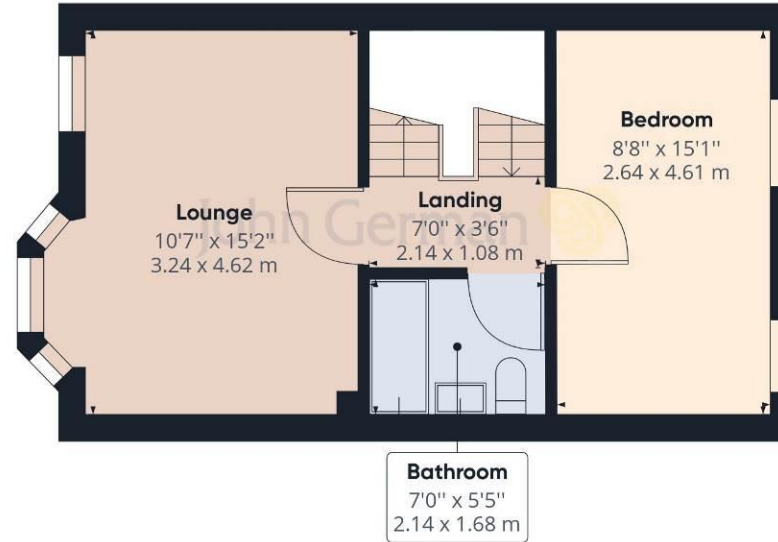
**Local Authority/Tax Band:** Derby City Council / Tax Band D



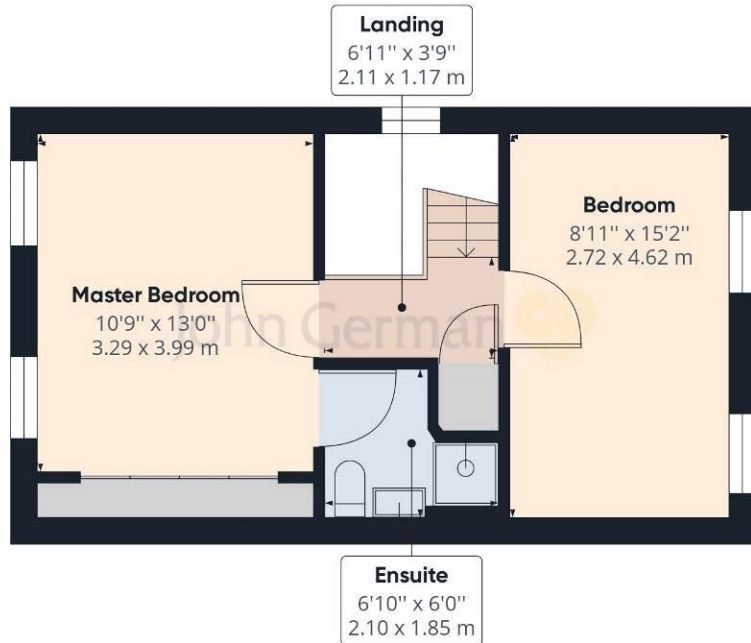




Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

1159.65 ft<sup>2</sup>

107.74 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	79   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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