

# Parkfields Drive

Derby, DE22 1HH

John   
German









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Offers in excess of £430,000

Suitable for buyers looking specifically for single storey living but also for families. The layout is both spacious and flexible and set on generous wrap around plot. The location provides the best of both worlds combining quiet privacy whilst staying within walking distance of every conceivable amenity.





Located between the Duffield and Kedleston Roads in the most sought after area of Derby with a range of local shops at the end of the road, walking distance of both Darley Abbey and Markeaton City Parks, the city centre and Derby university. There is a great bus service and easy access to major commuter roads leading out of Derby via the A38/A6/A50.

To the front of the property, a storm porch provides room for a little bench with a newly replaced composite entrance door opening into a very spacious entrance hall. The hallway has a window overlooking the front garden and a large built-in airing cupboard.

The main living area is a spacious "L" shaped open plan living and dining room with triple aspect windows and a feature fireplace. The dining area in turn opens into a lovely spacious conservatory with wrap around windows, a poly carbonate roof, ceiling fan light and power connected.

Moving back through to the kitchen which is fitted with a comprehensive range of cream shaker style base and eye level units, roll edge work surfaces, inset one and a half bowl stainless steel sink unit with mixer tap, tiled splashbacks, range cooker with extractor hood over, window to the rear. The utility room is fitted with matching base units, roll edge work surfaces and space for the full range of appliances, window to the side, entrance door to the outside and a door through to the cloaks/WC with low flush WC and wash basin.

At the opposite end of the bungalow are four double bedrooms and a refitted fully tiled shower/wet room with a low flush WC, vanity wash basin with storage under, chrome heated towel rail and a spacious walk-in shower area with both a rain shower and a handheld shower attachment with a glass screen and a useful start switch on the outside of the shower so you can start the shower before getting in.

Outside the property is approached via a discrete private road which leads up to the bungalow and two other properties. The double width tarmaced driveway provides ample off road parking as well as access to the brick built tandem garage. The property stands on a generous plot with landscaped gardens to three sides, with lawns, patio seating areas and a mix of flower and shrubby beds. To the rear is a raised decked seating/entertaining area with a wrought-iron gazebo, lighting and bar area.

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

**Property construction:** Brick. **Parking:** Drive & garage

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas central heating

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

**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)

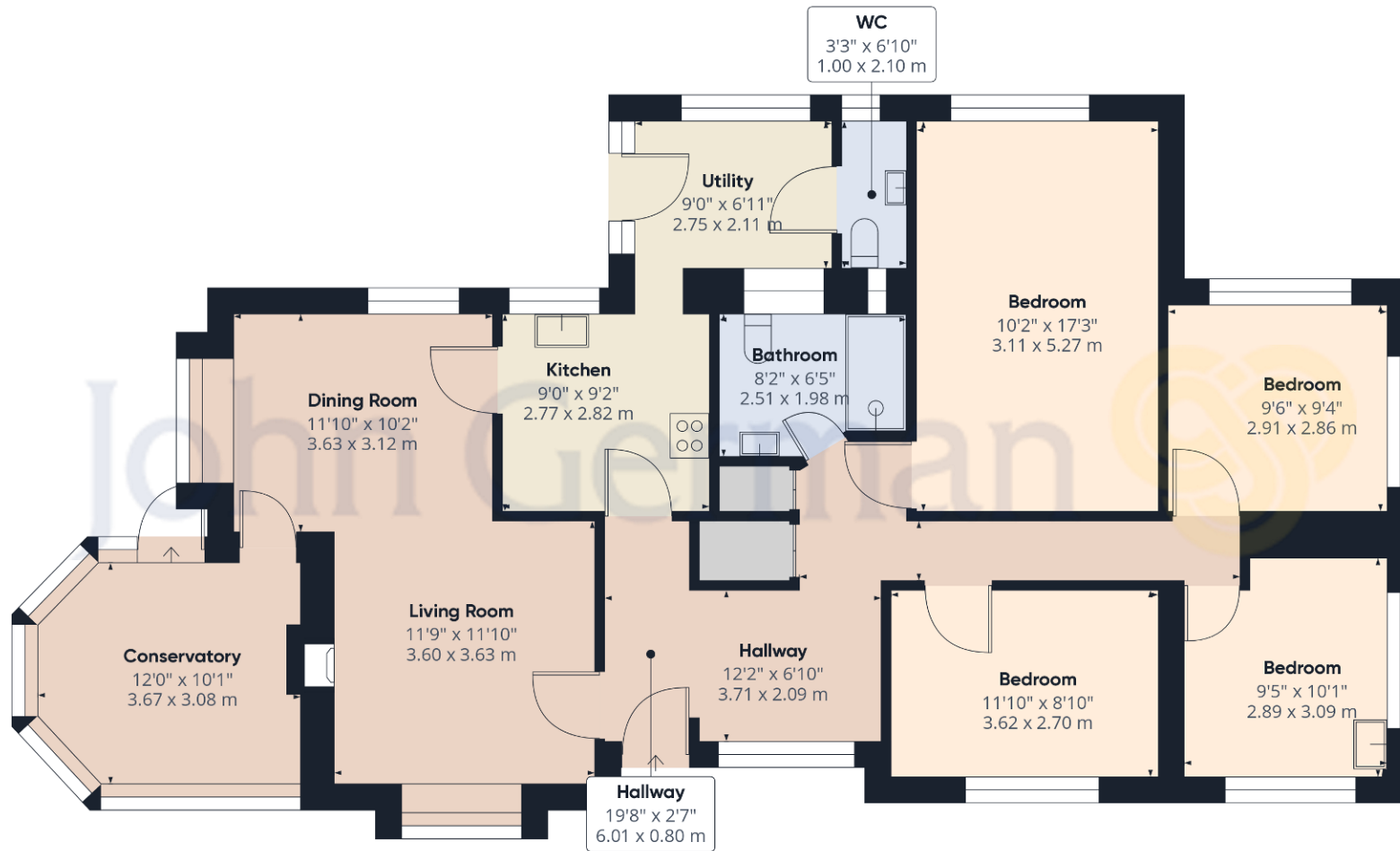
**Our Ref:** JGA/12022024

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

1287.98 ft<sup>2</sup>

119.66 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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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