



## 26 Highfields Park Drive, Darley Abbey, Derby, DE22 1JU

**Price £369,950**

- Beautifully Presented Detached Property
- Overlooks Open Green
- Lounge and Study
- Four Bedrooms, En Suite and Bathroom
- Driveway and Brick Detached Property
- Close To Darley Park
- Gas Central Heating and Double Glazing
- Kitchen/Dining Room and Utility
- Pleasant Enclosed Garden
- Viewing Is Highly Recommended



A beautifully presented detached property with brick garage and pleasant garden located within this very sought after development close to Darley Park, Darley Abbey village and the City centre - VIEWING ESSENTIAL

The property is set back from the pavement edge and overlooks an open green with trees. It is constructed of modern brick beneath a pitched tiled roof with the front elevation having an attractive double fronted appearance revealed by ground floor bay window, matching UPVC double glazed windows, stone lintels and sills, recess storm porch and entrance door with stained glass.

An internal inspection will reveal gas central heating and UPVC double glazing living accommodation and in brief comprises, on the ground floor, entrance hall with staircase leading to first floor, cloakroom, lounge, study, kitchen/dining room and utility room. The first floor landing leads to the master bedroom with en suite, three further bedrooms and bathroom.

To the rear of the property there is an enclosed garden laid to lawn with patio and decking areas. A driveway provides car standing spaces for two/three cars leading to a brick detached garage.

Darley Abbey village is a convenient and sought after residential area situated approximately 1 mile north from Derby City centre and offers a general store, historic church, public houses and a regular bus service operates along Duffield Road (A6). Darley Park which borders Darley Abbey village offers a cafe, fine dining at the restaurant, Darley's, cricket ground, children's play area, canoe club and walks along the banks of the River Derwent. Allestree and Markeaton Parks both have golf courses and fishing lakes and are easily accessible from the property. Transport links are nearby with fast access on to the A6, A38, A50 and A52 leading to the M1 motorway. The location is also convenient for Pride Park, Derby University, Royal Derby Hospital, Rolls-Royce and Toyota.

## Accommodation

### Ground Floor

#### Recessed Storm Porch

Half glazed entrance door with inset stained glass window with leaded finish.

#### Spacious Entrance Hall

16'4" x 6'10" (4.98m x 2.08m )

Inset door mat, deep skirting boards and architraves, high ceiling with coving, radiator, oak effect laminate flooring, under stairs storage cupboard and staircase leading to the first floor.



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## Cloakroom

4'7" x 2'10" (1.40m x 0.86m)

Low level w.c., fitted wash basin with chrome fittings, tiled splash backs, radiator, vinyl flooring, UPVC double glazed obscure window with tiled window sill, burglar alarm control panel and internal panelled door with chrome fittings.



## Lounge

13'8" x 13'4" into bay (4.17m x 4.06m into bay)

Wall mounted electric fire, deep skirting boards and architraves, high ceiling with coving, two radiators, TV and telephone points, bay window incorporating three UPVC double glazed windows and internal panelled door with chrome fittings.



## Study

11'5" into recess x 8'3" x 8'1" x 3'3" (3.48m into recess x 2.51m x 2.46m x 0.99m )

Oak effect laminate flooring, deep skirting boards and architraves, high ceiling with coving, telephone point, radiator, two matching UPVC double glazed windows with aspect over pleasant open green and internal panelled door with chrome fittings.



## Through Kitchen/Dining Room

22'4" x 11'6" (6.81m x 3.51m )



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## Dining Area

Deep skirting boards and architraves, high ceiling with coving, oak effect laminate flooring, radiator, TV point, UPVC double glazed window with aspect over pleasant open green, UPVC double glazed French doors opening onto paved patio, internal panelled door and enclosed rear garden and open archway leading to:



## Kitchen Area

1 and a half bowl stainless steel sink unit with mixer tap, base units with drawer and cupboard fronts, tiled splash backs, wall and base fitted units with matching worktops, built-in stainless steel Neff four ring gas hob with extractor hood over, built-in Neff double electric fan assisted oven, Neff fridge/freezer, Neff dishwasher, matching breakfast bar, radiator, slate effect laminated tiled flooring, deep skirting boards and architraves, high ceiling with spotlights, open archway leading back into the dining area, UPVC double glazed window with tiled window sill overlooking the rear garden, concealed worktop lights and internal panelled door with chrome fittings into:



## Utility Room

6'9" x 5'8" (2.06m x 1.73m)

Single stainless steel sink unit with mixer tap, fitted base cupboard, matching worktops, wall mounted central heating boiler, plumbing for washing machine, space for tumble dryer, slate effect laminated tiled flooring, radiator, deep skirting boards and architraves, high ceiling, second control panel for the burglar alarm, extractor fan, double glazed door giving access to the side and internal panelled door with chrome fittings.

## First Floor

### Landing

13'8" x 5'4" (4.17m x 1.63m)

Deep skirting boards and architraves, high ceiling, smoke alarm, built-in cupboard housing the high efficiency hot water cylinder, radiator, attractive balustrade and access to roof space.



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## Master Bedroom

14'3" into wardrobes x 11'7" (4.34m into wardrobes x 3.53m )

Fitted with an attractive range of wardrobes, deep skirting boards and architraves, high ceiling, radiator, TV point, UPVC double glazed window with aspect to rear and internal panelled door with chrome fittings.



## En-Suite

6'9" x 5'8" (2.06m x 1.73m)

Shower cubicle with chrome fittings, pedestal wash hand basin, low level w.c., tiled splash backs, heated towel rail/radiator, deep skirting boards and architraves, high ceiling with spotlights, extractor fan, UPVC double glazed obscure window with tiled window sill, shaver point and internal panelled door with chrome fittings.



## Bedroom Two

13'9" into wardrobes x 11'5" x 10'8" (4.19m into wardrobes x 3.48m x 3.25m)

Fitted with a range of wardrobes, deep skirting boards and architraves, high ceiling, radiator, TV point, UPVC double glazed window with aspect to front and internal panelled door with chrome fittings.



## Bedroom Three

11'4" x 7'8" (3.45m x 2.34m)

Deep skirting boards and architraves, high ceiling, radiator, two matching UPVC double glazed windows with aspect over pleasant open green and internal panelled door with chrome fittings.



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## Bedroom Four

11'4" x 8'2" (3.45m x 2.49m)

Deep skirting boards and architraves, high ceiling, oak effect laminate flooring, radiator, two matching UPVC double glazed windows with aspect over pleasant open green and internal panelled door with chrome fittings.



## Bathroom

7'3" x 5'7" (2.21m x 1.70m )

Bath with chrome shower over and shower screen door, pedestal wash hand basin, low level w.c., tiled splash backs, deep skirting boards and architraves, high ceiling with spotlights, extractor fan, heated chrome towel rail/radiator, shaver point, UPVC double glazed obscure window with tiled window sill and internal panelled door with chrome fittings.



## Outside

### Front Garden

The property is set back from the pavement edge behind a well stocked foregarden with a varied selection of shrubs and hedges, providing a screen for privacy.

### Entrance To The Property

The property can be entered from both the front and the rear. A paved pathway leads to the recessed storm porch and entrance door.

### Rear Garden

There is a good sized, enclosed garden to the rear which is laid to lawn with large paved patio area. To the top of the garden there is an additional raised decking area which provides a pleasant sitting and entertaining space. Outside cold water tap. Side access gate.



## Driveway

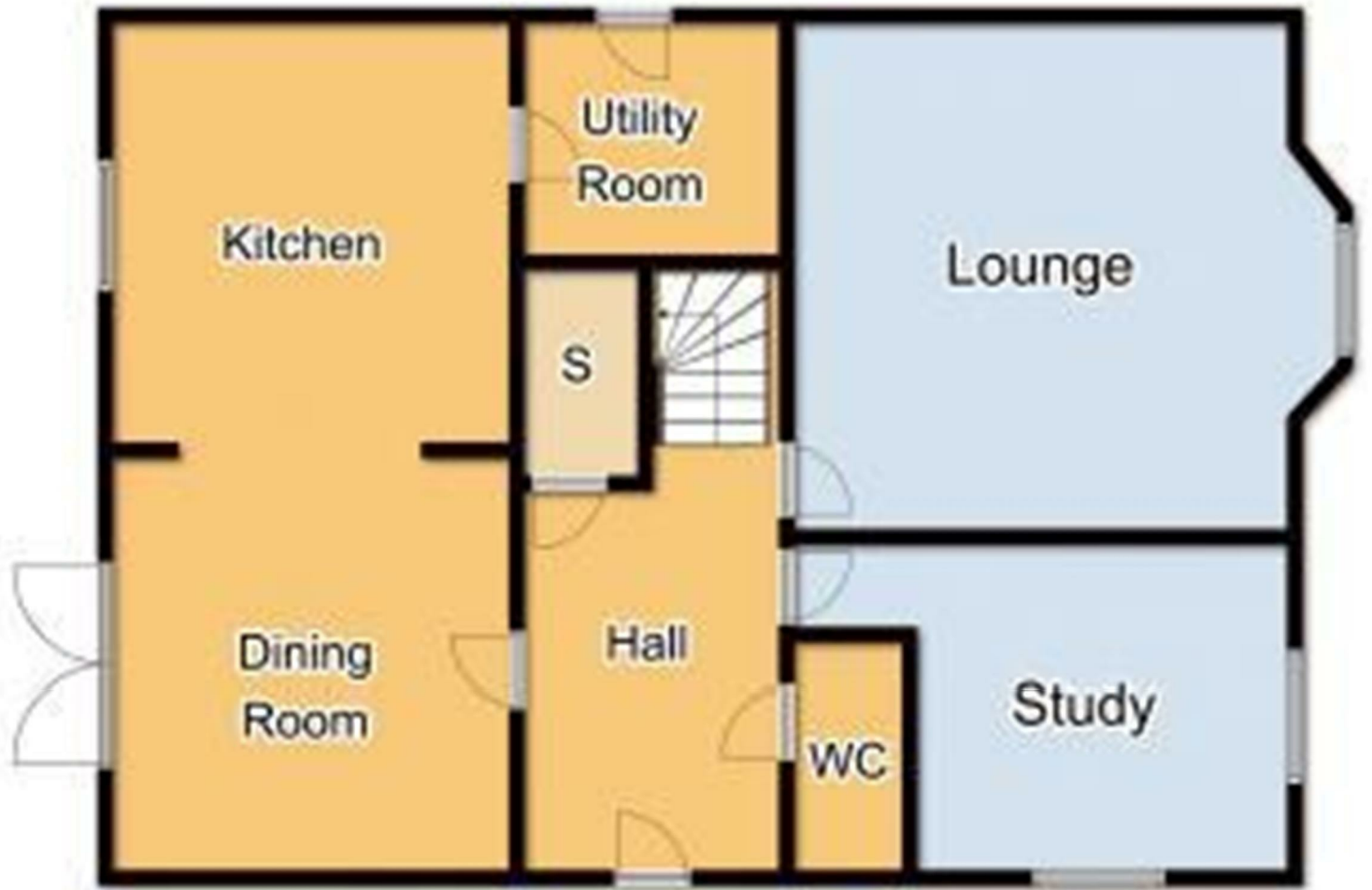
A Tarmacadam driveway provides car standing spaces for two/three cars.

## Detached Single Garage

18'7" x 9'7" (5.66m x 2.92m )

Constructed of brick and tile with concrete floor, power, lighting and up and over front door.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>75</b>	<b>85</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	<b>74</b>	<b>84</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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