



# Boxall Brown & Jones

CHARTERED VALUATION SURVEYORS AND ESTATE AGENTS

## 23 Highfields Park Drive, Derby, DE22 1BW

Situated in the heart of Derby, this is well presented, four bedroomed, detached family home which benefits from gas central heating, double glazing, gardens to the rear and driveway leading to garage.

### £364,950



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## DIRECTIONS

Leave Derby City Centre along Duffield Road and at the Broadway Traffic Island, turn left along Broadway. Turn right onto Beechwood Drive, before turning right onto Highfields Park Drive, the property is situated on the left hand side, clearly identified by our For Sale Board.

The current vendors have presented this desirable family home to the highest standard and in brief it comprises: Entrance hallway with central galleried staircase leading to the first floor, cloakroom, lounge overlooking the rear garden and access to a modern kitchen with integrated appliances, which has open plan access to a dining room. The ground floor has the further benefit of a utility room and study. To the first floor are four good sized bedrooms, the master bedroom with en-suite and a family bathroom.

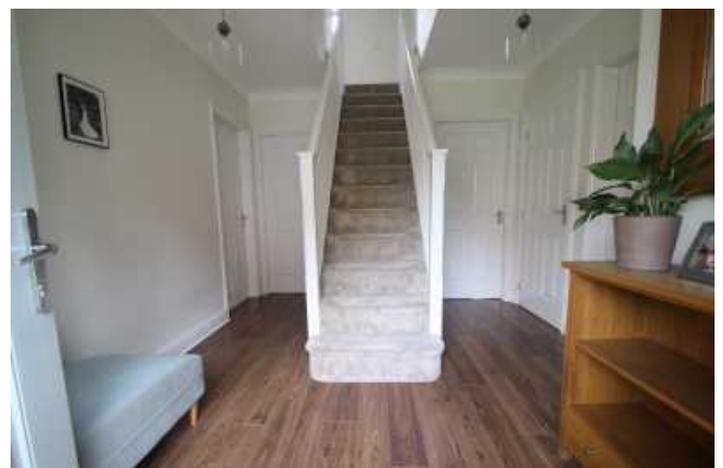
Outside, the house has a sizable garden to the rear which is laid to lawn with a range of well stocked borders, mature trees and patio area and there is a personal door to the garage and gated access to the side. To the front the property boasts a further lawned garden and pathway leading to the front door and there is a tarmac driveway leading to a single garage with up and over door.

The property enjoys a sought after location on the select development known as Highfields Park, which is situated just off the tree-lined avenue of Broadway, within a few minutes walking distance of Darley Park and Markeaton Park. The property has easy access to Derby City Centre and Derby University and there are notable primary and secondary schools within the area. The house is a short walk from the historic Darley Abbey village and there is ease of access to Derby's ringroad via the A38/A52 and A50 for commuting further a field. Viewing highly recommended.

Entering the property through double glazed front door with double glazed stained glass windows and matching side windows into:

## ENTRANCE HALLWAY

The spacious entrance hall has a central galleried staircase leading to the first floor, quality laminate flooring, radiator, smoke alarm and access to cloakroom, there is also an understairs cupboard.



## CLOAKROOM

With low level WC, pedestal wash hand basin with tiled splashback, double glazed window to the side elevation and electric meter box.



## LOUNGE 17'4" x 10'9" (5.28m x 3.28m)

The neatly presented lounge is located at the rear of the property and has a double glazed window overlooking the rear elevation and double glazed French doors leading onto the patio. Feature fireplace with modern coal effect electric fire set within a decorative surround upon a hearth, radiator, TV point and quality laminate flooring.



## KITCHEN 10'1" x 9'5" (3.07m x 2.87m)

Neatly fitted with a range of quality work surface preparation areas, wall and base cupboards and integrated Neff double oven, gas hob and Neff extractor over. The room has a stainless steel sink unit beneath a double glazed window overlooking the garden and is further complimented by an integrated fridge and freezer, useful kitchen drawers, integrated dishwasher and inset ceiling spotlights. Open plan access to dining room.



## DINING ROOM 9'5" x 9'4" (2.87m x 2.84m)

With double glazed windows to the front elevation, double radiator, laminate floor, ample space for dining furniture.



**UTILITY ROOM** 6'3" x 6'4" (1.91m x 1.93m)

With a range of work surface preparation areas, cupboards and stainless steel sink unit with mixer taps. The room has space for a washing machine/tumble dryer, space for a further fridge/freezer and double glazed door leading to the rear elevation. Coat hanging space and radiator.



**STUDY** 8'7" x 7'9" (2.62m x 2.36m)

A particularly versatile room which could be used as a playroom, with double glazed windows to the front elevation, radiator.



Central galleried staircase leads to landing.

**LANDING**

With double glazed window to the rear elevation, access to loft and airing cupboard with hot water tank.

**BEDROOM ONE** 11' x 11'5" *maximum* (3.35m x 3.48m *maximum*)

With double glazed window to the front elevation, radiator and fitted wardrobes.



**ENSUITE** 6'4" x 6'2" (1.93m x 1.88m)

With low level WC, pedestal wash hand basin and glazed shower cubicle with shower. Radiator, frosted double glazed window to the front elevation and complimentary tiling to the walls and floor. Inset ceiling spotlights, radiator.



**BEDROOM TWO** 12'8" x 11'5" Maximum  
(3.86m x 3.48m Maximum)

With double glazed window to front elevation, radiator.

**BEDROOM FOUR** 8'1" x 9'6" maximum  
(2.46m x 2.90m maximum)

With double glazed window to the rear elevation, radiator.



**BEDROOM THREE** 10'9" x 9'5" (3.28m x 2.87m)

With two double glazed windows overlooking the rear elevation, radiator and fitted wardrobes.

**BATHROOM**

With low level WC, wash hand basin, bath with shower attachment over, frosted double glazed window, radiator.



**OUTSIDE**

A particular feature of the property is the garden to the rear which is laid to lawn with a range of well stocked borders and mature trees. Overlooked by a sizable patio area, the garden has gated access to the side elevation and personal door to garage. To the front of the house, there is a further lawned garden and pathway leading to the front door, accompanied by a tarmac driveway with access to a single

garage with up and over door, power and light.



## VIEWINGS

Strictly by appointment through Boxall Brown & Jones of Derby.

## EPC

Also Offices At:

4 Blenheim Parade, Allestree, Derby, DE22 2GP Tel: 01332 553838 Fax: 01332 557437 Email: [allestree@boxallbrownandjones.co.uk](mailto:allestree@boxallbrownandjones.co.uk)

The Studio, Queen Street, Belper, Derbyshire, DE56 1NR Tel: 01773 880788 Email: [belper@boxallbrownandjones.co.uk](mailto:belper@boxallbrownandjones.co.uk)

Cashel House, 15 Thayer Street, London, W1U 3JT Tel: 0870 112 7099

### GENERAL INFORMATION

These particulars are issued on the distinct understanding that all negotiations are conducted through BB&J. The property is offered subject to formal contact and it still being available at the time of inquiry and no responsibility can be accepted for any loss or expenses incurred in viewing. BB&J for themselves and for the vendor/assignor/lessor of this property whose agents they are, give notice that:

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- (2) Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. The seller does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property.
- (3) Please contact the office before viewing the property. If there is any point which is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
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