

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

145 Highfields Park Drive Broadway, Derby, DE22 1BW



Most impressive large five bedroom double fronted detached residence located on popular Highfields Park Drive estate in Broadway/Darley Abbey

- Ideal for the large family • Impressive double fronted detached residence • Extremely spacious and well-proportioned • Sought after location • Entrance hall with guest cloakroom off • Large lounge and separate dining room • Conservatory and study • Breakfast kitchen with utility off • Five bedrooms two with en-suites and family bathroom to the first floor • Low maintenance rear garden • Double width driveway • Double garage
- **VIEWING ESSENTIAL** •

Price £525,000



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GENERAL INFORMATION

This is a superb opportunity to acquire a substantial large double fronted detached residence on the popular Highfields Park Drive development. The property occupies a particularly good sized plot with large frontage and extensive driveway providing off road parking for several vehicles and access to detached double garage.

There is a particularly pleasant outlook to the front over neighbouring woodland. To the rear of the property is a low maintenance landscaped garden with feature decked seating area.

Internally the property is double glazed and is gas centrally heated with entrance hall, guest cloakroom, large living room, dining/family room, conservatory, study, breakfast kitchen and utility. The first floor landing leads to the principal bedroom and guest bedroom two both with ensuite shower rooms, there are three further bedrooms and a family bathroom.

PLEASE NOTE

The vendor advises us that the central heating boiler has been newly installed in January 2020 with a 5 year guarantee from British Gas.

LOCATION

The property's location on Highfields Park Drive gives easy access to Derby City Centre and a full range of amenities. In the locality there is also good schooling at all levels. The property provides easy access to the beautiful Markeaton and Darley Parks. There is good transport links to the A38 and A52.

ACCOMMODATION

ON THE GROUND FLOOR

Entrance door provides access to:

IMPRESSIVE ENTRANCE HALL

With radiator, telephone point, feature staircase to first floor with storage cupboard, stylish tiled flooring, double glazed windows to front and door to:

GUEST CLOAKROOM

Comprising, low flush w.c., pedestal wash hand basin, radiator, extractor fan, tiled flooring.

LARGE LIVING ROOM 5.88m x 4.63m (19'3" x 15'2")

Feature fireplace incorporating decorative surround, raised hearth and gas fire, two radiators, TV and telephone points, oak flooring and French doors leading to:

CONSERVATORY

Brick base and upvc double glazed frame construction with plenty of space for dining and seating area, radiator, air conditioning units, feature tiled flooring and access to garden via French doors.

DINING/FAMILY ROOM 3.77m x 3.43m (12'4" x 11'3")

Radiator, TV point, tiled flooring, double glazed window to front.

STUDY 3.43m x 2.90m (11'3" x 9'6")

Radiator, telephone point, full range of fitted furniture, oak flooring, double glazed window to front.

BREAKFAST KITCHEN 5.85m x 3.36m (19'2" x 11'0")

Comprising:

GOOD SIZED DINING AREA

Leading to the conservatory.

KITCHEN AREA

Extensive granite work preparation surfaces, tiled surround, inset sink unit with mixer tap, fitted base oak fronted cupboard and drawer units, complementary range of wall



mounted cupboards, inset electric hob with extractor hood over, adjacent fan assisted electric oven and grill, integrated dishwasher, space for American style fridge freezer, wall mounted gas fired boiler, radiator, TV point and door to:

UTILITY ROOM 1.81m x 1.70m (5'11" x 5'7")

Having a further range of base cupboards with worktops over, tiled splash-backs, inset sink unit, radiator, plumbing for washing machine, tiled flooring and door to side.

ON THE FIRST FLOOR

LANDING

With radiator, access to loft space and doors off.

PRINCIPAL BEDROOM 4.48m x 3.43m (14'8" x 11'3")

Two radiators, TV and telephone points, double glazed window to front and door to:

EN-SUITE BATHROOM

Comprising, low flush w.c., pedestal wash hand basin, shower cubicle, separate bath, radiator, shaver point, extractor fan, double glazed window to side.

GUEST BEDROOM TWO 3.98m x 2.87m (13'1" x 9'5")

Radiator, built in wardrobe, TV point, double glazed window to rear and door to:

EN-SUITE SHOWER ROOM

Comprising, low flush w.c., pedestal wash hand basin, shower cubicle, radiator, shaver point, extractor fan, double glazed window to side.

BEDROOM THREE 3.43m x 2.97m (11'3" x 9'9")

Radiator, built in wardrobe, double glazed window to front.

BEDROOM FOUR 3.27m x 2.93m (10'9" x 9'7")

Radiator, built in wardrobe, double glazed window to rear.

BEDROOM FIVE 3.22m x 2.66m (10'7" x 8'9")

Radiator, TV Point, double glazed window to rear.

FAMILY BATHROOM

With a white suite comprising, low flush w.c., pedestal wash hand basin, panel bath with separate double shower cubicle, chrome towel rail/radiator, extractor fan, shaver point, airing cupboard, double glazed window to side.

OUTSIDE & GARDENS

To the front is a particularly impressive plot with extensive lawn and neat hedging, adjacent driveway providing off road parking for several vehicles leading to:

DOUBLE GARAGE

To the rear of the property is a two-tiered garden with a lower level patio area and steps leading to a feature decked section ideal for outdoor dining along with artificial lawn.

COUNCIL TAX BAND

Derby City Council - Band F.

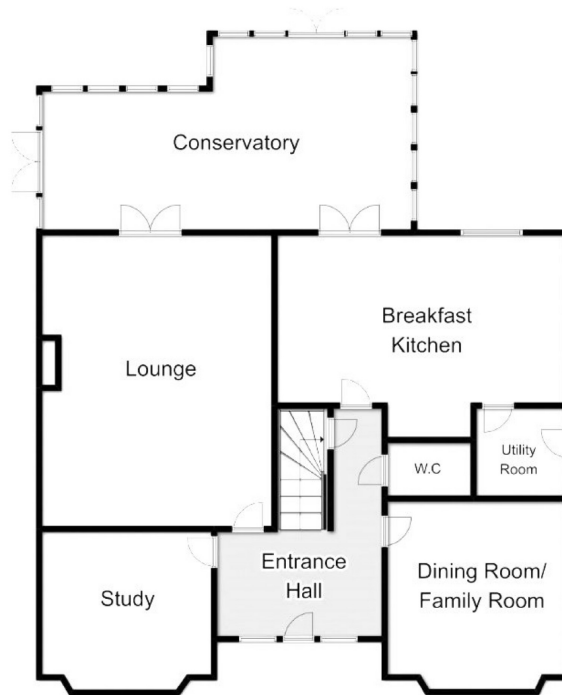
Lawn Primary School and Allestree Woodlands Secondary School catchments.

DIRECTIONAL NOTE

From Derby is to proceed out of town along the main A6 Duffield Road, turn left onto Broadway and right into Beechwood Park Drive. Keep left around the estate and number 145 will eventually be located on the right hand side.

VIEWING

Strictly by appointment through Scargill Mann & Co - Derby office (BA/SE).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		79	87
England & Wales			
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		1	1
England & Wales			
	EU Directive 2002/91/EC		

CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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