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Plot 14 The Canterbury

Highfields Farm

Littleover

Derby

DE23 3AA

Price

£424,950

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- Built by Meadowview Homes - completion Nov 22
- Superb four bedroom detached family home
- Landscaped gardens and single integral garage
- Underfloor heating to ground floor
- Double glazing and GCH
- Oak finished internal doors and bi-fold doors
- Selected Integrated Bosch appliances
- Upgrade choices available for appliances, flooring and electrics

SCARGILL  
MANN & CO

EST. 1995

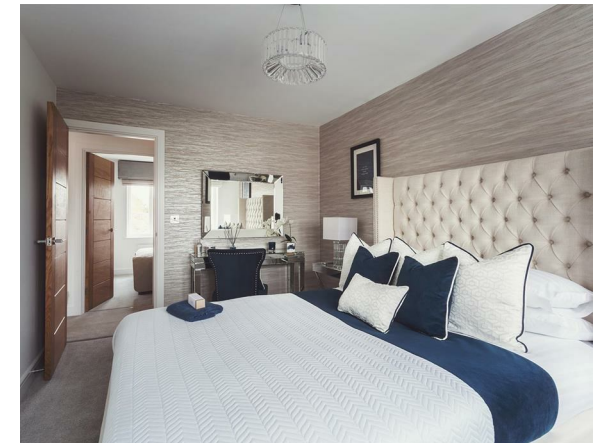


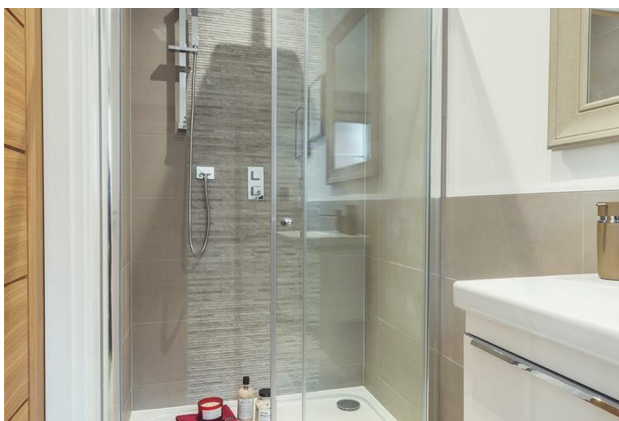
## GENERAL INFORMATION

The Meadowview Approach - Behind our stunning contemporary designs you will find homes that are built to an exceptionally high specification. We use only the best quality materials and employ the latest construction technologies to ensure your new home is as efficient as it is beautiful. Briefly comprising an entrance hall leading to a large lounge, a well-proportioned kitchen and dining space, utility room and downstairs toilet, on the first floor a good-sized family bathroom and four bedrooms. The master bedroom also features its' own en-suite bathroom. There is a single integral garage and parking in front of the home on its own driveway. The gardens are landscaped to the front and rear of the property.

## LOCATION

Highfields Farm is the perfect setting for buyers wishing to settle in a quiet suburban location within easy reach of Derby city centre. The village offers an assortment of pubs, restaurants and supermarkets as well as excellent primary and secondary schools, including the brand new Highfields Academy within a short walk of the development. The nearby Derby city centre features an excellent array of designer and high street stores within the Derbion shopping centre in addition to the boutique shops and independent cafés in the trendy Sadler Gate area.





The city also plays host to a range of cultural institutions including Derby Theatre, the QUAD cinema and Derby Museum and Art Gallery. Highfield's farm is exceptionally well placed for commuters requiring access to major road networks, including the A38 (2 minutes away) and the A50 that provides access to both the M1 to the East and the M6 to the West. Meanwhile, Derby railway station offers regular direct services to Nottingham, Birmingham New Street, London St Pancras and Sheffield.

#### PLEASE NOTE RE: PHOTOS

N.B. Images are of previously completed Meadowview Homes houses and show an example of the finish of our interiors.

#### ACCOMMODATION - ON THE GROUND FLOOR

##### ENTRANCE HALL

##### GUEST CLOAKROOM

1.6m x 1m (5'2" x 3'3")

##### LIVING ROOM

4.5m x 3.3m (14'9" x 10'9")

##### KITCHEN/DINER

7.3m x 3.4m (23'11" x 11'1")

##### UTILITY ROOM

1.7m x 1.6m (5'6" x 5'2")

#### ON THE FIRST FLOOR - LANDING

##### PRINCIPAL BEDROOM

4.5m x 3.1m (14'9" x 10'2")

##### EN-SUITE SHOWER ROOM

2.6m x 1.2m (8'6" x 3'11")

##### BEDROOM TWO

3.6m x 3.4m (11'9" x 11'1")

##### BEDROOM THREE

3.6m x 2.7m (11'9" x 8'10")

##### BEDROOM FOUR

3.6m x 2.7m (11'9" x 8'10")

##### BATHROOM

2.6m x 1.7m (8'6" x 5'6")

##### OUTSIDE & GARDENS

The garden is landscaped to the front and rear. There is a driveway to the front providing off road parking for two vehicles, a car charging preparation leading to:

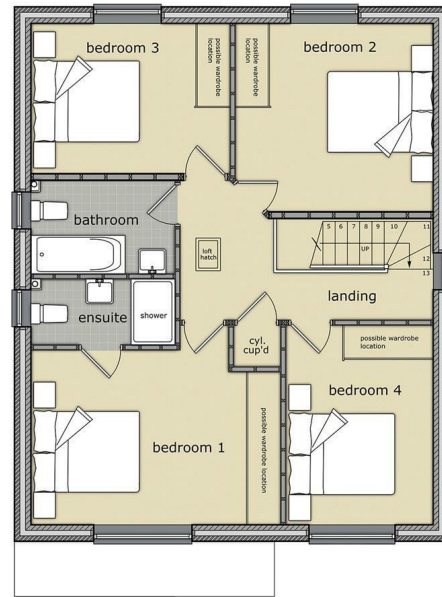
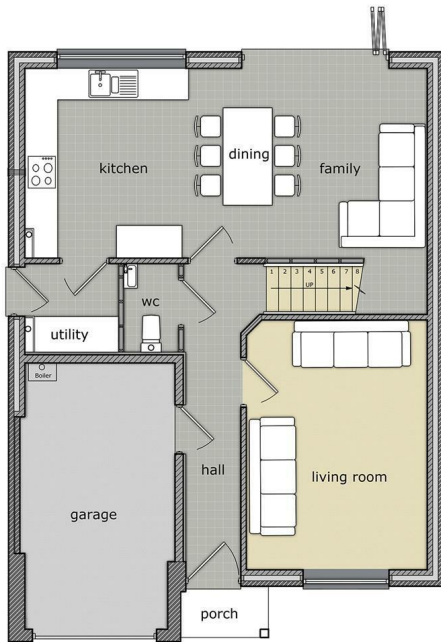
##### SINGLE INTEGRAL GARAGE

##### COUNCIL TAX BAND

South Derbyshire - TBC

##### VIEWING

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



**ASHBOURNE**

8 Market Place  
Ashbourne  
Derbyshire  
DE6 1ES

T: 01335 345460

E: ashbourne@scargillmann.co.uk

**BURTON UPON TRENT**

Unit 17 Eastgate Business Centre  
Eastern Avenue  
Burton upon Trent  
DE13 0AT

T: 01283 548194

E: burton@scargillmann.co.uk

**DERBY**

4 St James's Street  
Derby  
DE1 1RL

T: 01332 207720

E: enquiries@scargillmann.co.uk

**MATLOCK**

3 Parkside  
Olde Englishe Road, Off Dale Road  
Matlock  
DE4 3SX

T: 01629 584591

E: matlock@scargillmann.co.uk

**DERBY LETTINGS**

4 St James's Street  
Derby  
DE1 1RL

T: 01332 206620

E: lettings@scargillmann.co.uk

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>England &amp; Wales</b>	EU Directive 2002/91/EC		