



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

**£1,100 Per Calendar**



An excellent opportunity to secure a quality part furnished modern townhouse with accommodation arranged over three floors, including a superb master bedroom on the second floor with en-suite and dressing area. \*No pets\*



## DIRECTIONS

From Derby city centre leave via Duffield Road (A6) turning left at the Broadway public house, taking the first right turning onto Beechwood Park Drive, ignoring the first turning for Highfields Park Drive, continuing to the small playing field turning left and following the road as it swings around to the right. The property will be found on a small off shoot of Highfields Park Drive.

Incorporated within the accommodation are both gas central heating and UPVC double glazing, and briefly comprising: entrance hallway; guest cloakroom; fitted kitchen with all appliances; spacious lounge diner; two double bedrooms and three piece bathroom suite to the first floor; and excellent master bedroom suite with dressing area, main bedroom area and en-suite to the second floor. Externally there is a delightful private garden with patio and lawn, and single garage with allocated parking space.

The property is found on this modern development off Broadway, neighbouring Darley Abbey providing ease of access to Derby city centre and the A38, A50 and A52 road networks.

## ENTRANCE HALLWAY

Front door with inset double glazed window, laminate floor covering, stairs off to the first floor and radiator.

## GUEST CLOAKROOM

Fitted with low level WC and pedestal wash hand basin, UPVC double glazed window, laminate floor covering, radiator and coat hanging space.

## FITTED KITCHEN

10'11" x 6'4" (3.33m x 1.93m)

Fitted with a range of wall and base units with matching cupboard and drawer fronts, laminate worktop and tiled splashback, inset stainless steel sink and drainer, integrated electric oven, gas hob with extractor fan over, tall fridge freezer, washing machine and dishwasher, wall mounted boiler providing domestic hot water and gas central heating, tiled floor and radiator.

## LOUNGE DINER

15'11" x 13'4" (4.85m x 4.06m)

Particularly spacious with UPVC double glazed windows and French doors to the rear patio, additional side UPVC double glazed window, laminate floor covering, TV Aerial point, telephone, Freesat point, useful understairs cupboards, two radiators, dining table and four chairs, sofa and coffee table.

## FIRST FLOOR LANDING

Stairs leading to the second floor and radiator.

## DOUBLE BEDROOM TWO

13'3" x 11'0" (4.04m x 3.35m)

Two UPVC double glazed windows overlooking the rear garden, double bed, wardrobe, bedside cabinet and sofa.

## DOUBLE BEDROOM THREE

13'4" x 8'2" (4.06m x 2.49m)

Two UPVC double glazed windows to the front elevation, radiator and bookcase.

## BATHROOM

Fitted with white three piece suite comprising panelled bath, pedestal wash hand basin and low level WC, mosaic tiled splashback, hi-gloss porcelain tiled floor and radiator.

## SECOND FLOOR LANDING

Double built in wardrobe and Velux window.

## BEDROOM AREA

14'10" x 9'10" (4.52m x 3.00m)

UPVC double glazed dormer window to the front elevation, loft access point, TV aerial point and radiator.

## ENSUITE

Fitted with shower cubicle with tiled surround, electric shower with folding screen door, low level WC and pedestal wash hand basin, double glazed Velux window, hi-gloss porcelain tiled floor and radiator.

## OUTSIDE

To the rear of the property there is a particular private garden with lawn and patio. To the front of the property is single garage with up and over door, and allocated parking space.

## PLEASE NOTE

Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

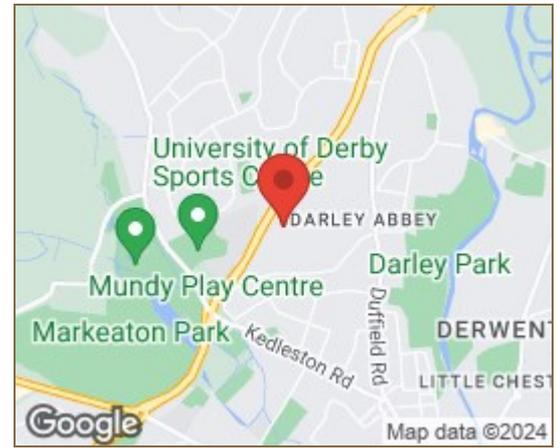
(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

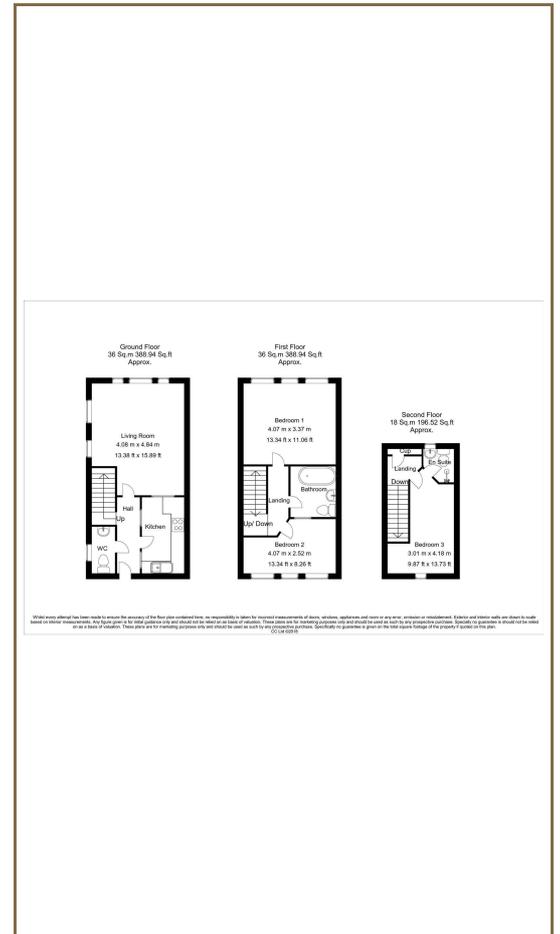
(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)

## Area Map



## Floor Plans



## Energy Efficiency Graph

