



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

**£445,000**



A beautifully appointed four bedroom detached family home which benefits from a driveway, integral garage and delightful gardens to the rear backing onto Woodland.





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

**£445,000**



An opportunity to acquire a spacious and beautifully presented "Miller" built four bedroom detached family home which occupies an edge of estate position, with an outlook towards Woodland to the rear on a sought after development close to Darley Abbey village and the beautiful Darley Park.

The accommodation has the benefit of gas central heating, uPVC double glazing and in brief comprises an entrance hall, cloakroom, lounge with bay window overlooking the front elevation, dining room and well appointed kitchen with separate utility room. To the first floor a landing leads off to four well appointed bedrooms and refitted contemporary bathroom. The spacious master bedroom has fitted wardrobes and a refitted contemporary en-suite shower room.

Outside the house benefits from a lawned front garden with double width tarmac driveway leading to a single integral garage. There is a delightful enclosed garden to the rear with patio area and an area laid to lawn all bordered by woodland.

The property is situated between Kedleston Road and Duffield Road which is a highly convenient, sought after and well-established residential area close to Darley Abbey Village. Darley Abbey is a convenient and sought after residential area situated approximately one mile north of Derby city centre and

offers a general store, historic church, public houses and a regular bus service operating along Duffield Road (A6). The nearby Darley Park which borders Darley Abbey Village and is within walking distance of the house offers a cafe, fine dining restaurant, cricket ground, children's play area, canoe club and very pleasant walks along the banks of the River Derwent. There is also a nature reserve known as Nutwood.

Allestree Park is situated one mile away and Markeaton Park both have golf courses and fishing lakes and are easily assessable from the property.

Excellent educational facilities are close to hand including primary schools (Walter Evans in Darley Abbey and St Marys Catholic School) and secondary education at St Benedicts, Woodlands in Allestree and Ecclesbourne School situated in Allestree.

Private education is a short distance away at The Old Vicarage in Darley Abbey and Derby High School and Derby Grammar School for boys are approximately five miles away in Littleover.

A further point of notice Darley Abbey village is located within one of a few World Heritage Sites and the house has excellent transport links with fast access to the A6, A38, A50 and A52 leading to the M1 motorway.

The location is extremely convenient for Pride Park, Derby Railway Station, Derby University, Derby Royal Hospital, Rolls Royce and Toyota.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE VESTIBULE

Leads to:

#### ENTRANCE HALLWAY

With composite double glazed entrance door, wood effect Karndean flooring, central heating radiator, alarm keypad, coving to ceiling, staircase to the first floor landing and door giving access to cloakroom/wc, lounge and the dining kitchen.

#### CLOAKROOM/WC

With low level WC, pedestal wash hand basin with chrome mixer tap, ceramic tiled splashbacks, central heating radiator, uPVC obscured double glazed window to the front elevation and Karndean flooring.

#### LOUNGE

17'11" into bay reducing to 15'10" x 10'3" (5.46m into bay reducing to 4.83m x 3.12m)

With TV point, two central heating radiators, oak effect laminate flooring, bay window to the front elevation with three inset double glazed windows, coving to ceiling and double opening doors into:

#### DINING ROOM

10'8" x 9'2" (3.25m x 2.79m)

With tile effect flooring, central heating radiator, coving to ceiling with uPVC double glazed French doors opening out to the rear garden.

#### DINING KITCHEN

13'8" max x 13'2" reducing to 10'5" (4.17m max x 4.01m reducing to 3.18m)

Fitted with a range or wall and drawer units with brushed stainless steel handles, roll edge surfaces, Blanco sink with mixer tap, mosaic tiled splashbacks, integrated electric double oven/grill, Neff four ring hob with extractor





canopy over, porcelain tiled floorings, space for tall fridge freezer, central heating radiator, uPVC double glazed window to the rear elevation and uPVC double glazed French doors opening to the rear garden.

### UTILITY ROOM

7'7" x 5'2" (2.31m x 1.57m)

Fitted with a range of storage cupboards, work surfaces, sink draining unit and mixer tap, mosaic tiled splashbacks, concealed Ideal central heating boiler, space and plumbing for washing machine, porcelain tiled flooring, central heating radiator and composite double glazed door to the rear garden.

## FIRST FLOOR

### GALLERIED LANDING

With loft access, uPVC double glazed window to the front elevation and central heating radiator.

### MASTER BEDROOM

13'5" x 12'9" into wardrobe depth reducing to 10'8" (4.09m x 3.89m into wardrobe depth reducing to 3.25)

Built in sliding door wardrobes, central heating radiator, TV point and uPVC double glazed window to the rear elevation.

### EN-SUITE SHOWER ROOM

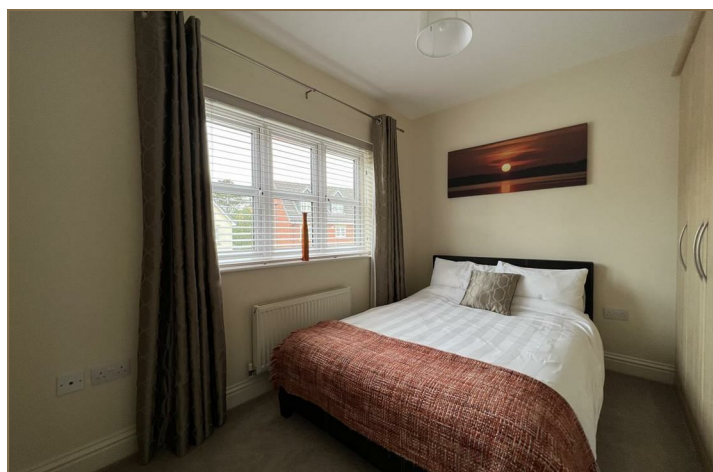
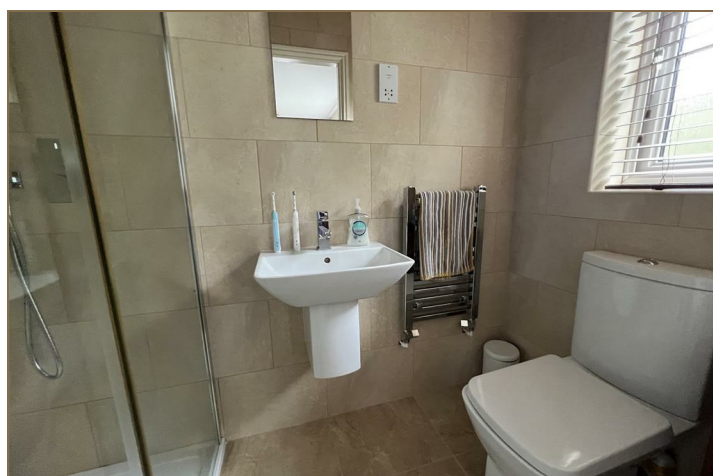
7'4" x 3'11" (2.24m x 1.19m)

Rak ceramic wash hand basin with chrome mixer tap, low level WC, double width shower cubicle with sliding glass door and chrome recess shower controls, Travertine style ceramic tiled flooring with matching wall tiling, heated towel rail, shaver point, recess halogen downlighters, extractor fan and uPVC obscured double glazed window to the rear elevation.

### BEDROOM TWO

11'6" x 11' into wardrobe depth (3.51m x 3.35m into wardrobe depth)

Built in wardrobes, central heating radiator and uPVC double glazed window to the front elevation.



### **BEDROOM THREE**

11' x 9'3" (3.35m x 2.82m)

Built in wardrobes, central heating radiator and uPVC double glazed window to the front elevation.

### **BEDROOM FOUR**

8'10" x 8'2" (2.69m x 2.49m)

With central heating radiator and uPVC double glazed window to the front elevation.

### **BATHROOM**

10'11" x 5'10" (3.33m x 1.78m)

Panelled bath with shower mixer attachment, low level WC, ceramic wash hand basin with chrome mixer tap and cupboard below, chrome heated towel rail, ceramic tiled flooring, half height wall tiling, shaver point and uPVC obscured double glazed window to the side elevation.

### **OUTSIDE**

The property has a double width tarmacadam driveway which leads through to a single garage. The fore garden has an area laid to lawn with hedgerow boundary

and a path leads to the side of the property which in turn leads to the rear garden.

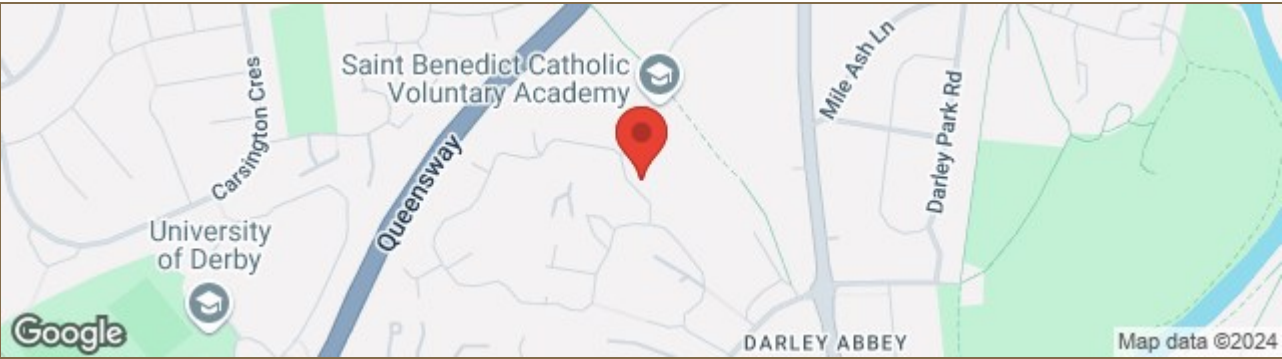
### **SINGLE GARAGE**

With up and over door, power and light.

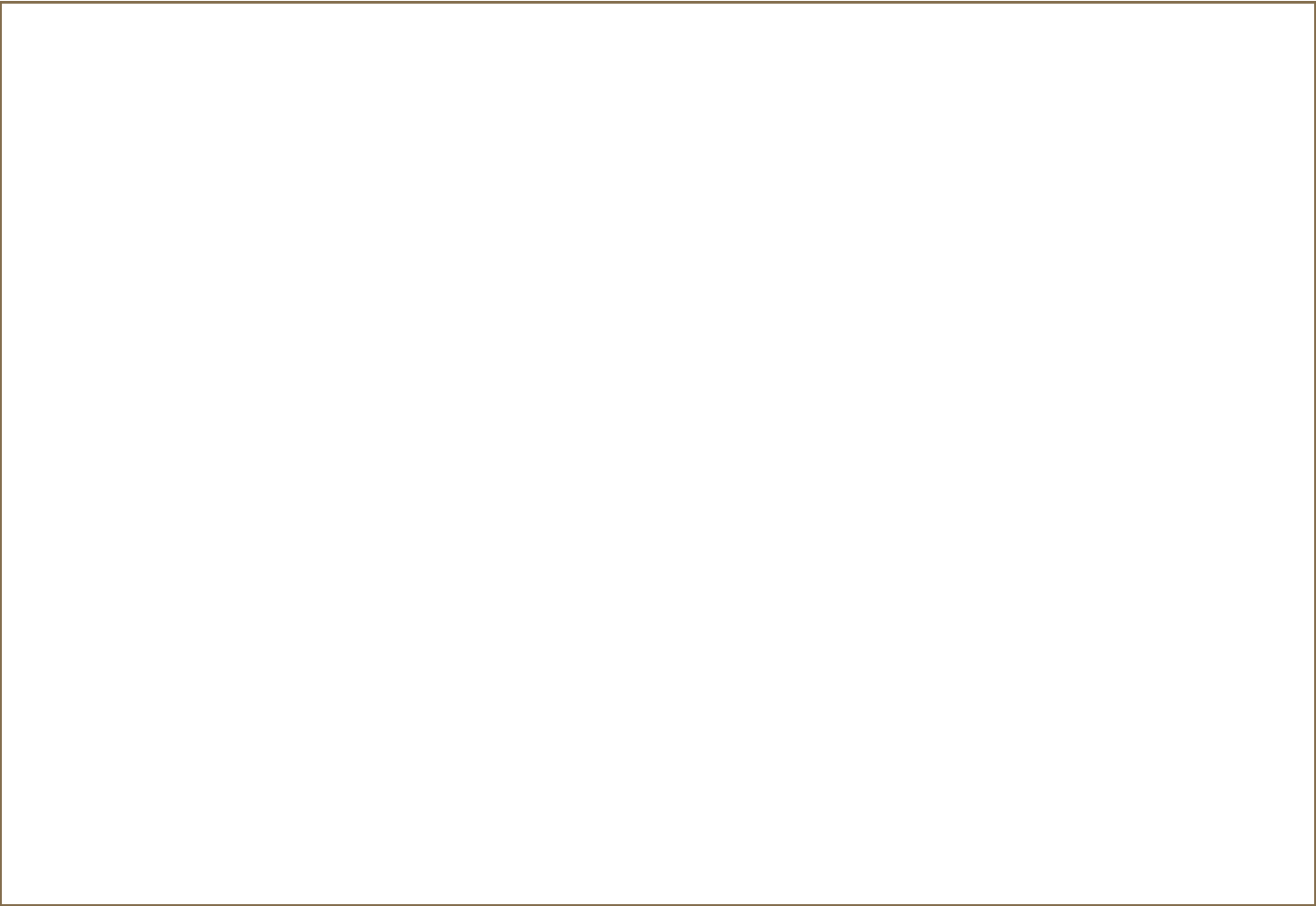
The property has a private and enclosed rear garden with paved patio, outside cold water tap, area laid to lawn with fence panelled boundary. The garden backs onto a woodland area and benefits from not being overlooked.



## Road Map



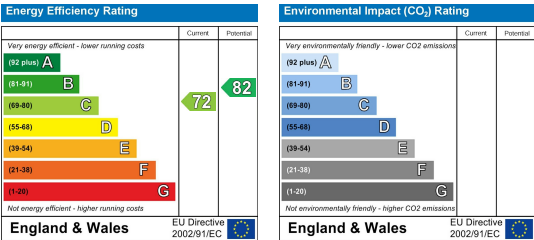
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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