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109 Highfields Park Drive  
Derby  
DE22 1BW

Per Calendar Month  
£1,150 Per Calendar Month

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- Popular Highfields Park Development
- Three double bedrooms
- Utility room
- En-suite
- Close to local amenities
- Let & Managed By Scargill Mann & Co

SCARGILL  
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EST. 1995



## GENERAL INFORMATION

A three-story town house with three double bedrooms in the popular Highfields Park Drive development. The property in brief; comprises of a spacious Kitchen & dinner, utility room and three double bedrooms. Modern family bathroom and En suite off the master bedroom. Large garden and Garage with parking space in front.

## LOCATION

The property is located between Duffield Road and Kedleston Road, a convenient and sought after well established residential area close to Darley Abbey village. Darley Abbey village is a convenient and sought after residential area situated approximately 1 mile north from Derby City centre and offers a general store, historic church, public houses (The Broadway and The Abbey) and a regular bus service operates along Duffield Road (A6).

## ACCOMMODATION

### ON THE GROUND FLOOR

#### HALLWAY

Access through composite door, having radiator, storage space, double glazed frosted window to the front elevation and access to the kitchen and lounge/diner.

#### RECEPTION ROOM

3.90m x 2.78m (12'9" x 9'1")

Spacious lounge area to the front elevation, Gas central heating, Vinyl flooring.



#### KITCHEN/DINER

5.27m x 2.75m (17'3" x 9'0")

Vinyl flooring, gas central heating. With stainless steel sink unit with mixer taps over, full range of base cupboards with work surfaces over, tiled surrounds, inset Gas hob with extractor fan above, built-in double electric oven, complimentary wall mounted cupboards, built in fridge & freezer.

#### UTILITY ROOM

Wall mounted units with work surface underneath, space for washing machine and dryer.

#### WC

Low level toilet and basin.

#### TO THE FIRST FLOOR

#### LOUNGE

4.62m x 2.72m (15'1" x 8'11")

Large lounge area with carpet, gas central heating, Double glazed windows.

#### BEDROOM ONE

2.99m x 1.86m (9'9" x 6'1")

Spacious double bedroom having double glazed window to the rear elevation and radiator.

#### BATHROOM

Family bathroom with wash hand basin, heated towel rail, bath with panel and mains fed shower over. Low level wc, extractor fan.

#### TO THE SECOND FLOOR

#### BEDROOM TWO

4.63m x 2.90m (15'2" x 9'6")

Spacious double bedroom having double glazed window to the rear elevation and radiator.

#### BEDROOM THREE

4.00m x 3.47m (13'1" x 11'4")

Having double glazed window to the front elevation, storage cupboard and radiator.

#### ENSUITE

Separate low-level w.c, Pedestal hand basin and shower cubicle with mains fed shower.

#### OUTSIDE

A fantastic rear garden having patio and lawned area. To the front of the property offers a generous concreted driveway in front of the included garage.

#### DIRECTIONAL NOTE

The approach from Derby city centre is to head north along the A6, upon reaching The Broadway traffic island, turn left into Broadway

and shortly thereafter turn right into Broadlands Park Drive. Follow the road around to the right which becomes Highfields Park Drive.

#### SPECIFIC REQUIREMENTS

The property is to be let unfurnished. No smokers. Available from 30th August 2024.

#### PROPERTY RESERVATION FEE

One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. NO APPLICATION FEES!

#### DEPOSIT

5 Weeks Rent.

#### ADDITIONAL NOTE

Property construction: Brick & Tile

Parking: Driveway

Electricity supply: MAINS -

Gas Supply: Mains

Water supply: MAINS - Severn Trent

Sewerage: MAINS

Heating: Gas Central Heating

Broadband type: BT Openreach, please check Ofcom website.

#### VIEWING

By prior appointment through Scargill Mann and Co. Derby Office on 01332 206620.

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