

Beaumont House, Burley Hill, Allestree, Derby. DE22 2ET

£975,000 Freehold

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## PROPERTY DESCRIPTION

Derbyshire Properties have the pleasure of presenting this superb and skilfully extended six-bedroom property to the market. Enjoying an open outlook to both front and rear elevations with personal access gate onto Allestree Park. This high specification home enjoys an abundance of living space including an impressive family living kitchen, two formal reception rooms, cinema room, gym and indoor sauna. Six well presented bedrooms; four having en-suite facilities, with the two rear facing bedrooms have Juliet balconies with a pleasant outlook. Positioned within the catchment area for the highly regarded Ecclesbourne Secondary School. This is an impressive family home in a much sought after location and must be viewed to be truly appreciated.

## FEATURES

- Ecclesbourne School Catchment
- Stunning Family home with access to the rear onto Allestree Park
- Cinema Room with twilight ceiling
- Spacious Gym with Indoor Sauna
- Two formal bay-fronted Reception Rooms
- Impressive Family Kitchen Area with bi-folding doors
- Utility Room & ground floor Shower Room
- Six bedrooms; 4 enjoying en-suite facilities.
- Generous driveway and double garage
- Enclosed rear garden with natural slate patio area



# ROOM DESCRIPTIONS

<b>Ground Floor</b>	<b>Bedroom Two</b>
	4.06m x 4.23m (13' 4" x 13' 11") with Juliet balcony, ceiling light point, recessed spotlights to ceiling, coving and central heating radiator.
<b>Accommodation</b>	<b>Ensuite Shower Room</b>
The property is approached via a solid oak door with glazed insert into:	1.47m x 1.48m (4' 10" x 4' 10") appointed with a white three-piece suite comprising of a shower cubicle with mains shower, vanity wash hand basin with storage beneath and WC. Wall tiling with mosaic detail, floor tiling, recessed spotlights to ceiling, obscure double glazed window and heated towel rail.
<b>Inviting Hallway</b>	<b>Bedroom Three</b>
3.26m x 4.01m (10' 8" x 13' 2") with recessed spotlights to ceiling, coving, vertical central heating radiator with mirrored insert, double glazed windows to front elevation, double doors providing access to useful storage, engineered oak flooring, feature in floor glass display recess with LED lighting and beautiful staircase with oak balustrade leading to the first floor with further storage beneath.	3.63m x 4.36m (11' 11" x 14' 4") benefiting from fitted bedroom furniture with glass fronted doors, ceiling light point, recessed spotlights to ceiling, coving, central heating radiator and double glazed window to front elevation. Door into:
<b>Living Room</b>	<b>Ensuite Shower Room</b>
4.22m x 4.26m (13' 10" x 14' 0") entered via double doors and enjoying an outlook to the fore through the large bay window. With ceiling light point, recessed spotlights to ceiling, coving, double glazed window to side elevation, central heating radiator and coal effect gas fire set with an attractive fireplace creating a focal point.	1.46m x 1.49m (4' 9" x 4' 11") appointed with a white three-piece suite comprising of a shower cubicle with electric shower, vanity wash hand basin with storage beneath and WC. Complementary wall tiling and floor tiling, recessed spotlights to ceiling, obscure double glazed window and heated towel rail.
<b>Formal Dining Room</b>	<b>Bedroom Four</b>
3.77m x 5.57m (12' 4" x 18' 3") A fabulous formal entertaining space with engineered oak flooring continuing from the entrance hall with the benefit of under floor heating, ceiling light point, recessed spotlights to ceiling and double glazed bay window to front elevation.	3.46m x 3.77m (11' 4" x 12' 4") fitted wardrobes with glass fronted doors, ceiling light point, recessed spotlights to ceiling, coving, central heating radiator and double glazed window to front elevation. Loft hatch with pull-down ladder providing access to roof space. Door into:
<b>Cinema Room</b>	<b>Ensuite Shower Room</b>
4.05m x 4.20m (13' 3" x 13' 9") impressive twilight ceiling and low level LED pinlighting. Media unit with 75-inch TV with full surround sound system (for sale by separate negotiation) and ample storage cupboards. The storage continues around the lower part of the room with granite tops and incorporates a beverage fridge. Vertical central heating radiator, engineered oak flooring, feature fireplace with granite hearth, oak surround with coal effect gas fire, double glazed window to side elevation and double doors leading into the gym area. Remote full blackout blinds on all windows and doors.	1.81m x 1.87m (5' 11" x 6' 2") appointed with a white three-piece suite comprising of a shower cubicle with mains shower, vanity wash hand basin with storage beneath and WC. Wall tiling with mosaic detail, floor tiling, recessed spotlights to ceiling, heated towel rail and skylight.
<b>Gym Area</b>	<b>Bedroom Five/Office</b>
5.16m x 5.15m (16' 11" x 20' 2") with skylight roof lantern lit with LED's allowing plenty of light to flood into this fabulous space. Quality natural slate flooring with under floor heating. Recessed spotlights to ceiling, stylish split faced natural slate on the walls, double glazed windows, bi-folding doors to both side and rear elevations. Water feed for water station. Six man Canadian hot tub (for sale by separate negotiation), in floor drainage for over spills. Access into:	2.74m x 3.24m (9' 0" x 10' 8") with fitted wall mounted units with under lighting. Ceiling light point, coving and double glazed window to rear elevation. NB: Router has CAT5 cable and digital coax going to all bedrooms, cinema room, living area, gym, and lounge.
<b>Sauna</b>	<b>Delightful Family Bathroom</b>
1.21m x 1.98m (4' 0" x 6' 6") Four-man sauna with timer and essential oil bowl heater.	2.93m x 2.44m (9' 7" x 8' 0") appointed with a four-piece suite comprising of a luxurious Jacuzzi bath with LED lighting. Shower cubicle with mains shower, oak vanity unit with drawers and cupboards incorporating his and hers' sinks, WC. Corner dining traverse tiling to all walls and floor. Skylight, recessed spotlights to ceiling and heated towel rail.
<b>Family Room</b>	<b>Second Floor</b>
3.58m x 3.70m (11' 9" x 12' 2") accessed via double doors off the main hallway with ceiling light point, recessed spotlights to ceiling, installed speaker wires to provide surround sound. Traverse floor tiling with under floor heating, wood burning stove with a back boiler having HETAS approval (not yet been linked into the central heating system) set on a granite hearth. Bi-folding doors with integrated blinds leading onto the rear garden. Open plan into:	<b>Bedroom Six</b>
<b>Superb Kitchen</b>	2.44m x 4.12m (8' 0" x 13' 6") Enjoying a dual aspect with double glazed windows to both front and rear elevations. Ceiling light point, storage into the eaves and door into:
3.76m x 6.80m (12' 4" x 22' 4") well appointed with a matching range of eye and base level units with under lighting and granite work surfaces over. Built-in eye level double oven and 110cm dual fuel range cooker with extractor over. Central island with granite work surface providing excellent preparation space with sink unit and mixer tap. Built-in wine storage with lighting, integrated dishwasher and space for American style refrigerator with water supply. Traverse floor tiling with under floor heating, ceiling light point, recessed spotlights to ceiling, full-height double glazed window to side elevation and door into.	<b>Walk-in Wardrobe</b>
<b>Utility Room</b>	1.21m x 1.52m (4' 0" x 5' 0") with shelving and hanging rail.
2.32m x 2.55m (7' 7" x 8' 4") fitted with a matching range of eye and base level units including larder storage and pull-out baskets. Concealed under lighting. Worktops over incorporating a circular sink unit with mixer tap and complementary ceramic splashback tiling. Space for washing machine and tumble dryer. Recessed spotlights to ceiling, tiled flooring continuing from the kitchen with under floor heating, double glazed window to side elevation and double glazed door providing access onto the rear garden.	<b>Outside</b>
<b>Shower Room</b>	To the front of the property is a substantial driveway providing off-road parking for approximately 10 cars and double garage. The driveway is lit at night from lights in the brick wall. Gate access onto the enclosed rear garden commencing with a natural slate patio providing a perfect entertaining space. The natural slate paving also continues to the side of the property. Small wall with brick lighting with opening leading onto the lawned areas of the garden with several trees. Water supply, outdoor power points and security light.
1.09m x 2.23m (3' 7" x 7' 4") appointed with a white three-piece suite comprising of a shower cubicle with mains shower over, vanity wash hand basin with storage beneath and WC. Full-height tiling to all walls with mosaic detail, traverse floor tiling with under floor heating. Recessed spotlights to ceiling and obscure double glazed window to side elevation.	<b>Double Garage</b>
<b>First Floor</b>	5.59m x 7.69m (18' 4" x 25' 3") Accessed via two remote controlled insulated garage doors. Being served by power and lighting. Water supply and inter rail drain. Ladder providing access to roof space with electric light. Automatic dusk down lights in the soffits. Additional bike storage/maintenance area. NB: The water and electric run through the garage first before they go to the house, so can still open the garage while isolating the house. Fully insulated walls and ceiling.
<b>Impressive Landing</b>	<b>Additional Information</b>
3.27m x 4.87m (10' 9" x 16' 0") A wonderful space with an outlook to the fore. Having a dual helix spiral crystal chandelier (for sale by separate negotiation) that drops down the open stairwell, recessed spotlights, coving, LED lighting recessed into skirting boards, central heating radiator, storage cupboard and oak staircase leading to second floor.	Main heating is Gas boiler, supplying two x 210ltr water tanks that have two heat exchangers in each, allowing to add on solar thermal panels into the hot-water system. There is an electric cable running to the front gate posts to supply the installation of electric gates if required.
<b>Bedroom One</b>	<b>Disclaimer</b>
3.75m x 4.69m (12' 4" x 15' 5") with Juliet balcony enjoying a delightful outlook. Fitted wardrobes with glass fronted doors, ceiling light point, recessed spotlights to ceiling, coving, central heating radiator and double glazed window to side elevation. Door into:	1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in registering the sale. 2. These particulars do not constitute part of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorect. 4. Potential buyers are advised to recheck the measurements before committing to any expenses. 5. Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. 6. Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
<b>Ensuite Bathroom</b>	
2.10m x 2.48m (6' 11" x 8' 2") appointed with a white four-piece suite comprising of an enclosed panelled bath, shower cubicle with mains shower, oak vanity unit with drawers and cupboards with his and hers' sink unit. Wall tiling with mosaic detail, floor tiling, skylight and heated towel rail.	



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