



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



£1,100,000

Freehold

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.





Ground Floor

Accommodation

The property is approached via a solid oak door with glazed insert into:

Inviting Hallway

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.

Living Room

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.

Formal Dining Room

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 underfloor heating, ceiling light point, recessed spotlights to ceiling and double glazed bay window to front elevation.

Cinema Room

4.05m x 4.20m (13'3" x 13'9") impressive twilight ceiling and low level LED plinth lights. 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.

Gym Area

5.16m x 6.15m (16'11" x 20'2") with skylight roof lantern lit with LED's allowing plenty of light to flood into this fabulous space. Quality neutral slate flooring with underfloor 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:

Sauna

1.21m x 1.98m (4'0" x 6'6") Four-man sauna with timer and essential oil bowl over heater.

Family Room

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, Travertine floor tiling with underfloor 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:

Superb Kitchen

3.76m x 6.80m (12'4" x 22'4") well-appointed with a matching range of eye and base level units with underlighting 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 fridge/freezer with water supply. Travertine floor tiling with underfloor heating, ceiling light point, recessed spotlights to ceiling, full-height double glazed window to side elevation and door into:

Utility Room

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 underlighting. Worktops over incorporating a drainer 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 underfloor heating, double glazed window to side elevation and double glazed door providing access onto the rear garden.

Shower Room

1.09m x 2.32m (3'7" x 7'7") 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, Travertine floor tiling with underfloor heating. Recessed spotlights to ceiling and obscure double glazed window to side elevation.

First Floor

Impressive Landing

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.

Bedroom One

3.75m x 4.68m (12'4" x 15'5") with Juliet balcony enjoying a delightful outlook. Fitted wardrobes with gloss-fronted doors, ceiling light point, recessed spotlights to ceiling, coving, central heating radiator and double glazed window to side elevation. Door into:

En-suite Bathroom

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.

Bedroom Two

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.

En-suite Shower Room

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.

Bedroom Three

3.63m x 4.36m (11'11" x 14'4") Benefiting from fitted bedroom furniture with gloss fronted doors, ceiling light point, recessed spotlights to ceiling, coving, central heating radiator and double glazed window to front elevation. Door into:

En-suite Shower Room

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.

Bedroom Four

3.46m x 3.77m (11'4" x 12'4") Fitted wardrobes with gloss 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:

En-suite Shower Room

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.

Bedroom Five/ Office

2.74m x 3.24m (9'0" x 10'8") with fitted wall mounted units with underlighting. 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.

Delightful Family Bathroom

2.39m x 2.44m (7'10" 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. Co-ordinating Travertine tiling to all walls and floor. Skylight, recessed spotlights to ceiling and heated towel rail.

Second Floor

Bedroom Six

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:

Walk-in Wardrobe

1.21m x 1.52m (4'0" x 5'0") with shelving and hanging rail.

Outside

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 lawn area of the garden with several trees. Water supply, outdoor power points and security light.

Double Garage

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 internal drain. Ladder providing access to roof space with electric light. Automatic dusk down lighters 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 operate garage while isolating the house. Fully insulated walls and ceiling.

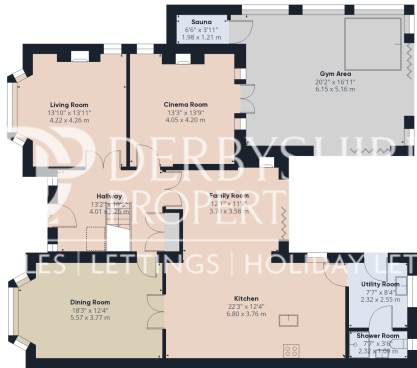
Additional Information

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.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers 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.





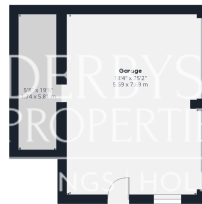
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
 3683.98 ft²
 342.25 m²

Reduced headroom
 35.59 ft²
 3.31 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive 2002/91/EC



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