



DP DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —



Burley Hill, Allestree, Derby DE22 2ET
£999,950 - Freehold

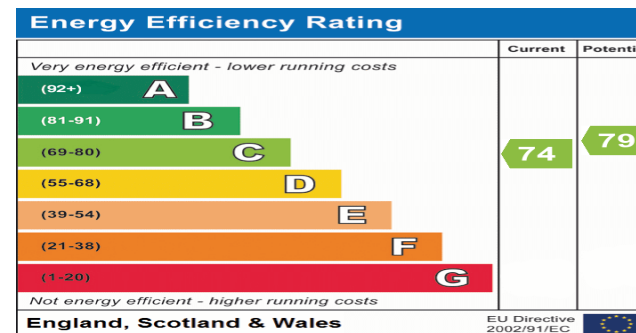


PROPERTY DESCRIPTION

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.

POINTS OF INTEREST

- 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





Ground Floor Building 1

Approximate total area⁽¹⁾
1684.75 ft²
156.52 m²

Reduced headroom
7.03 ft²
0.65 m²

(1) Excluding balconies and terraces

(2) 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.

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Floor 1 Building 1

Approximate total area⁽¹⁾
1271.1 ft²
118.09 m²

(1) Excluding balconies and terraces

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