

Burley Hill, Derby. DE22 2ET

£650,000 Freehold

FOR SALE



DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -



PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer for sale this sumptuous Grade II Listed, detached stone built, former lodge beautifully renovated with great views and a generous plot. Superbly located on the edge of Allestree Park & within the Ecclesbourne School catchment area. Offering an ideal commute into Derby and quick access to A38, A50, A52 and the M1 motorway. This is a rare property with some unique features including a bespoke contemporary glazed sitting room and ground floor master bedroom. The property is located in the conservation area of the World Heritage Site buffer zone for The Derwent Valley Mills.

FEATURES

- Grade II Listed Character Property
- Ecclesbourne School catchment area
- Superb location on the outskirts of Allestree Park
- Sitting room with vaulted glass ceiling & log burning stove
- Views towards Allestree Park
- Fitted kitchen & separate dining room with open fire
- Rare Opportunity To Purchase
- Highly regarded location
- View Essential
- Planning Consent Granted For A Garage
- Council Tax Band C



ROOM DESCRIPTIONS

Ground floor

Entrance Porch

Accessed via the original hardwood door from the front elevation, fitted storage cupboard, wall mounted coat hooks and wall mounted alarm control panel. Oak door leads to:-

Superb Kitchen

4.08m x 3.61m (13' 5" x 11' 10") Comprising of a range of matching bespoke wall and base mounted units with solid wood worksurfaces incorporating a 1 1/2 bowl Anthracite sink and drainer unit with tiled splashback areas. Smeg gas range with matching extractor canopy, fridge/freezer, windows to the front and side elevations, Karndean floor covering, bespoke central island with seating space beneath and wall mounted modern vertical radiator. The feature focal point of the room is an original range set within an alcove with stone lintel and quarry tiled hearth. An additional bay window to the side elevation provides additional seating space. Internal doorway leads to:-

Dining Room/Inner Hallway

4.06m x 3.16m (13' 4" x 10' 4") With carpeted staircase to 1st floor landing, window to the side elevation, tiled floor covering, wall mounted modern vertical radiator, decorative wall lighting and double doors leading to the conservatory. Additional door leading to the master bedroom suite and the feature of focal point of the room is an inset log burner with attractive exposed stone lintel and a hearth with wood storage beneath.

Master Bedroom Suite (Ground Floor)

4.03m x 3.58m (13' 3" x 11' 9") This large master suite benefits from a pitched roof ceiling with solid wood floor covering and floor to ceiling windows to the side elevation. Wall mounted modern vertical radiator, floor to ceiling storage cupboards, loft access point and internal sliding oak door providing access to:-

En-Suite

Comprising of a three piece suite to include WC, vanity unit and panelled bath with mains fed shower and attachment over. Fully tiled walls, spotlighting and extractor fan to ceiling and wall mounted modern radiator.

Stunning Garden Room

5.31m x 4.32m (17' 5" x 14' 2") This beautifully presented light and airy garden room benefits from 180° view of the wonderful rear garden and stunning pitched roof glass ceiling providing treetop views. The room creates a space for all the family and has tiled floor covering, bespoke storage cupboard and wall lighting. The feature point of the room is a stunning modern cast-iron log burner with exposed chimney positioned on a large slate hearth.

First Floor

Landing

Accessed via the inner hallway/dining room with window to the side elevation, decorative wall lighting and internal doors providing access to 2 further bedrooms and bathroom.

Bedroom Two

3.15m x 2.64m (10' 4" x 8' 8") With the second glazed window to the rear elevation, fitted storage cupboard, wardrobes and bedside cabinets, further floor to ceiling wardrobe, attractive wood panelled wall and wall mounted double radiator.

Bedroom Three

3.13m x 2.88m (10' 3" x 9' 5") With secondary glazed window to front elevation, decorative picture, wall mounted storage cupboards and fitted wardrobe, radiator and space for furniture. The feature focal point of the room is a cast iron fire place.

Shower Room

2.01m x 1.25m (6' 7" x 4' 1") This beautifully crafted three-piece shower suite comprises of an encased WC with attached vanity unit with inset sink and waterfall cascading feature tap. A large shower enclosure with main fed shower and attachment with complementary glass shower screening, wall mounted glass shelf, loft access point, spotlights/extractor fan to ceiling and wall mounted modern radiator.

External

Outside

Summer House/Workshop

To the side elevation is a double width gravelled parking area that provides parking for approximately 2 to 3 vehicles. Double timber gates with adjoining fencing then lead to further caravan or boat storage. The rear garden comprises of a large area of lawn, full width paved patio entertaining terrace that surrounds the rear extension with further large patio with gated access to Street and the side elevation. A useful log store is located close to the rear extension, the garden is enclosed by timber fence boundaries with raised planted borders with a range of inset planting. The feature focal point of the garden is a timber outbuilding with pitched roof and beautiful open timber entertaining terrace. Outside tap, lighting, stocked borders, mature tree boundaries and a beautiful feature stream/brook that creates a beautiful feeling of tranquillity.

Additional Information

EPC: Exempt - Grade II listed
Planning permission has been granted for a garage.

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.



FLOORPLAN

