



14 Burley Hill, Allestree, Derby, DE22 2ET

**Offers In The Region Of
£650,000**



A beautifully presented and spacious family home offering five large bedrooms, extended living dining kitchen and two further reception rooms, occupying an impressive plot with deep frontage and a delightful rear garden adjoining Allestree park.



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DIRECTIONS

Leaving the city centre heading north on the A6, continue through Darley Abbey and into Allestree, passing the petrol station with mini-Waitrose, continuing along, shortly after the main entrance to Allestree park the property will be found on the left.

This highly impressive and spacious extended residence with cavity wall insulation is within catchment for the noteworthy Ecclesbourne school in nearby Duffield, includes gas central heating and UPVC double glazing throughout and briefly comprises, formal entrance hallway with cloaks cupboard and WC, bay windowed dining room and separate sitting room, extended open plan living dining kitchen with island, pantry and Bosch appliances and a separate utility room. To the first floor there is a magnificent landing, four large first floor bedrooms, the principle with en-suite, luxurious family bathroom and separate WC, to the second floor is a large fifth bedroom with en suite WC still with spacious loft storage.

Externally the property is relieved from the pavement behind a deep frontage providing impressive parking facilities and turning area, leading to an integral garage. The delightful rear garden has a patio with lighting and lawn enjoys a westerly aspect backing directly, with access onto Allestree park. There is also a summerhouse.

The property is well positioned for ease of access into the many useful shopping and service outlets in both Allestree and Duffield home to the Ecclesbourne school, as well as for leisurely walks in Allestree park and woods. There is a frequent public transport service into the city centre, Belper and further north Derbyshire villages.

A simply brilliant large family home, location and position.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

Entering the property beneath a recessed storm porch through a UPVC double glazed front door into a charming formal hallway with inset floor mat and original wooden flooring, an attractive staircase leads to the first floor, central heating radiator and recessed lobby providing useful cloaks storage.

DINING ROOM

14'6" x 13'7" (4.42m x 4.14m)

A generous and formal reception room having a bay window with inset UPVC double glazed windows to the front elevation, feature fireplace around with an inset lame gas fire and hearth, wooden flooring, radiator.

CLOAKROOM WC

Appointed with a low-level WC and wash hand basin, attractive stained glass window and laminate floor covering.

SITTING ROOM

14'5" x 13'6" (4.39m x 4.11m)

A delightful room having a pair of UPVC double glazed French doors giving easy access to the rear garden, fireplace surround and hearth with an inset stove effect flame gas fire, media connections, radiator.

LIVING DINING KITCHEN

20'6" x 17'11" (6.25m x 5.46m)

A stunning room having an extensive and beautifully appointed range of wall and base units with two-tone cupboard and drawer fronts and quality granite work surfaces, a matching central island with breakfast bar has an inset Belfast style sink and drainer, electric oven, microwave combination oven, electric hob and extractor fan over, deep pantry, room for sitting and dining furniture adjacent to two pairs of UPVC double glazed

sliding doors to the rear garden and with feature glazed canopy over, inset spotlights throughout, two radiators.

UTILITY ROOM

8'11" x 7'3" (2.72m x 2.21m)

Appointed with a range of fitted units and laminate work surfaces with stainless steel sink and drainer plumbing for laundry appliances, glazed doors giving access to both the front and rear elevations.

FIRST FLOOR

LANDING

A beautiful and large landing area with front facing UPVC double glazed window, attractive handrail and balustrade, loft access, radiator and lobby off with stairs leading to the second floor.

BEDROOM ONE

14'6" x 10'9" (4.42m x 3.28m)

A generous double bedroom having twin chimney breast recesses suitable for wardrobes, front facing UPVC double glazed



window, radiator and wash hand basin sat on a vanity unit with mirror and lighting.

EN-SUITE

7'1" x 2'6" (2.16m x 0.76m)

Appointed with a shower cubicle having an electric shower and folding screen door and extractor fan over, low level WC, vinyl flooring and panelled walls, chrome towel radiator.

BEDROOM TWO

11'11" x 11' (3.63m x 3.35m)

A comfortable double bedroom having a rear facing UPVC double glazed window overlooking the garden with an aspect towards Allestree park, radiator.

BEDROOM THREE

10'10" x 9'4" (3.30m x 2.84m)

A further generous bedroom having a front facing UPVC double glazed window, radiator.

BEDROOM FOUR

12'5" x 11'5" + recess (3.78m x 3.48m + recess)

Another further generous double bedroom currently used as a dressing room also enjoying a rear facing UPVC double glazed window overlooking the rear garden and with an aspect towards Allestree park, radiator.

BATHROOM

9'9" x 9'1" (2.97m x 2.77m)

A luxuriously presented bathroom having a freestanding deep clawfoot bath with handheld shower attachment, walk-in shower cubicle with mains overhead shower and screen, twin wash handbasin sat on a vanity unit with drawers and storage area, attractive half paneled walls, UPVC double glazed window, inset ceiling spotlights and extractor fan, tall towel radiator.



SEPARATE WC

5'6" x 4'3" (1.68m x 1.30m)

Beautifully appointed with a wash hand basin and level WC with concealed system attractive paneled walls glazed window, inset ceiling spotlights.

SECOND FLOOR

BEDROOM FIVE

23' x 11'5" (7.01m x 3.48m)

A superb large bedroom area with both a UPVC double glazed window and velux window to the rear elevation enjoying a pleasant aspect across the garden and towards Allestree park, eaves storage, inset ceiling spotlights and two central heating radiators.

EN-SUITE

6'2" x 3' (1.88m x 0.91m)

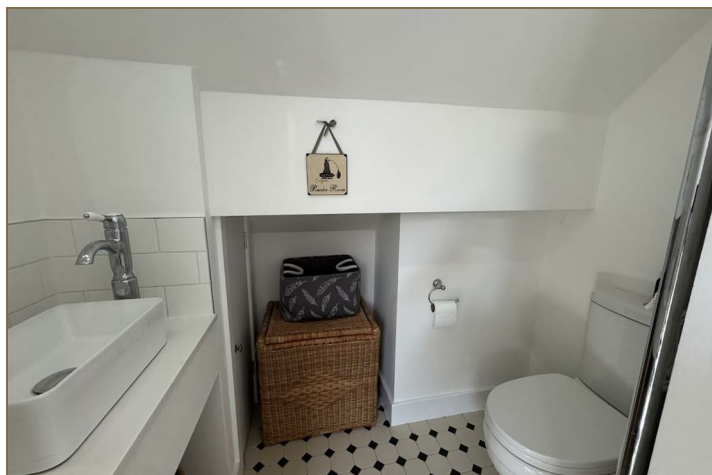
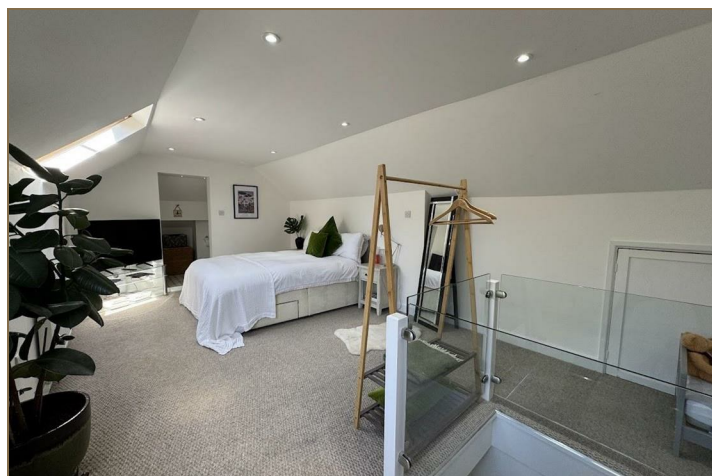
Appointed with a low level WC and wash hand basin, storage area and cupboard, tiled floor and chrome towel radiator.

INTEGRAL GARAGE

Having a front up and over door, power, light and integral access into the kitchen.

OUTSIDE

Externally the property is relieved from the pavement behind a deep frontage providing impressive parking facilities and turning area, leading to an integral garage. The delightful rear garden has a patio with lighting and lawn enjoys a westerly aspect backing directly, with access onto Allestree park. There is also a summerhouse.



Road Map



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

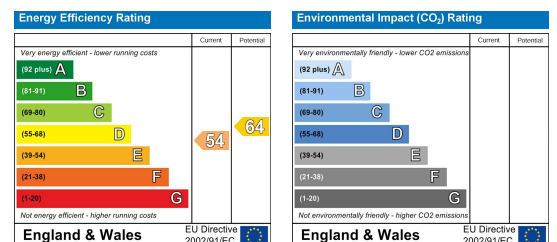
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Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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