



## 570 Duffield Road

Allestree, Derby, DE22 2ES

Sit at the end of a private and secluded driveway, sits this impressive detached family home boasting over xxx square foot of spacious modernised interior, with integral annex and double garage with additional ancillary accommodation.

£1,175,000

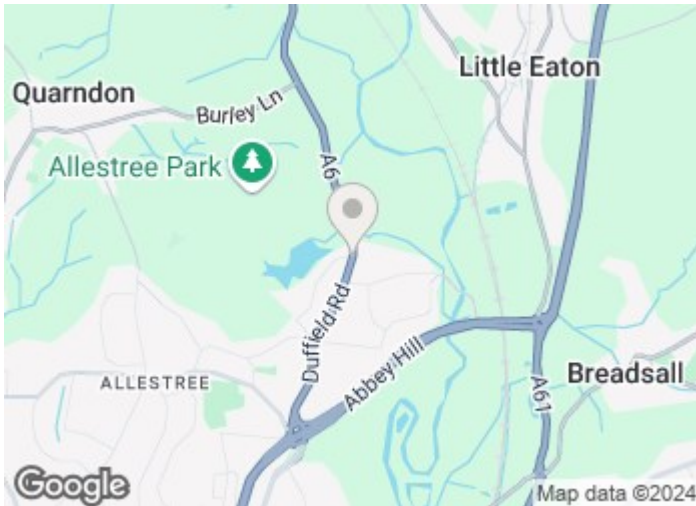
# 570 Duffield Road

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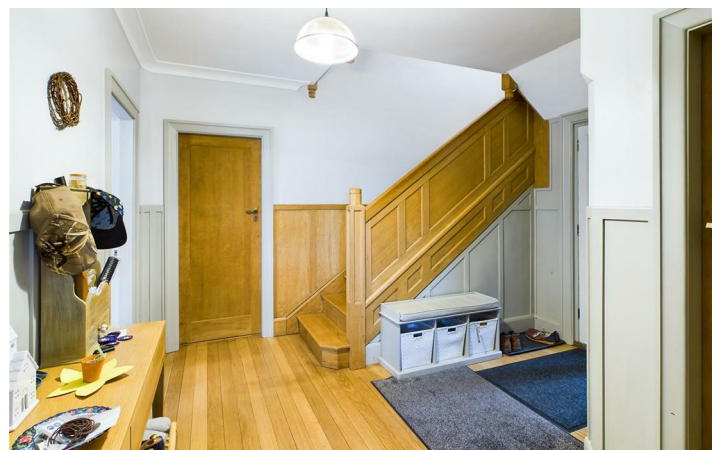
- Individual detached residence with style and character
- Features four reception rooms
- Offers five bedrooms and two bathrooms
- Includes an excellent additional one-bedroom annexe/studio
- Located in the Ecclesbourne School catchment area
- Includes a beautiful living kitchen/dining room and pantry
- Situated on private gardens and grounds around 0.75 acre
- Offers far-reaching views opposite Allestree Park
- Comes with an attached one-bedroom annexe with a kitchen/diner and shower room
- Boasts a gated large driveway and impressive three-car garage

DESCRIPTION	LIVING / KITCHEN / DINING 7'36 x 6'16 x 5'03 (2.13m x 1.83m x 1.60m)	EN-SUITE BATHROOM 10'5 9'6 (3.18m 2.90m)
ENTRANCE PORCH		BEDROOM TWO 13'1 14'2 (3.99m 4.32m)
ENTRANCE HALL	INNER LOBBY	BEDROOM THREE 11'1 10'1 (3.38m 3.07m)
CLOAKROOM 16'4" x 6'6" (5.00 x 2.00)	PANTRY .6'11" 10'11" (.2.11m 3.33m)	BEDROOM FOUR 11'6 7'9 (3.51m 2.36m)
FAMILY ROOM 15'9 13'9 (4.80m 4.19m)	UTILITY / LAUNDRY ROOM 9'11 x 9'6 (3.02m x 2.90m)	BEDROOM FIVE 10'0 5'8 (3.05m 1.73m)
DRAWING ROOM 19'7 11'8 (5.97m 3.56m)	FIRST FLOOR	FAMILY BATHROOM 8'7 8'0 (2.62m 2.44m)
GAMES ROOM 16'0 x 15'0 (4.88m x 4.57m)	LANDING	SEPARATE WC 15'1 2'1 (4.60m 0.64m)
STUDY 10'7 9'6 (3.23m 2.90m)	ROOF SPACE	SELF CONTAINED ANNEXE
	BEDROOM ONE 16'0 15'1 (4.88m 4.60m)	
	DRESSING ROOM 11'5 7'8 (3.48m 2.34m)	



Directions





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	