



DUFFIELD, DERBYSHIRE

EXCLUSIVE LIVING IN THE HEART OF DERBYSHIRE

Burley View is a select development of fifteen, four and five bedroomed prestigious family homes by Ivygrove, situated in Duffield village within the district of Amber Valley.

Burley View is positioned just a short walk from Duffield village centre offering a variety of leisure, entertainment and social facilities, a few minutes drive from Derbyshire's Peak District National Park and five miles north of the vibrant city centre of Derby. Burley View also provides excellent road connections to the A52, A38 and M1 motorway.

The homes are located within walking distance of William Gilbert and Duffield Meadows primary schools and the coveted The Ecclesbourne School. The homes also have the benefit of open countryside views towards Burley Hill and Quarndon Village.

Ivygrove is an established family run business providing prestige commercial and residential developments across Derbyshire and the Midlands.



View to Burley Hill, Quarndon



Derbyshire Dales

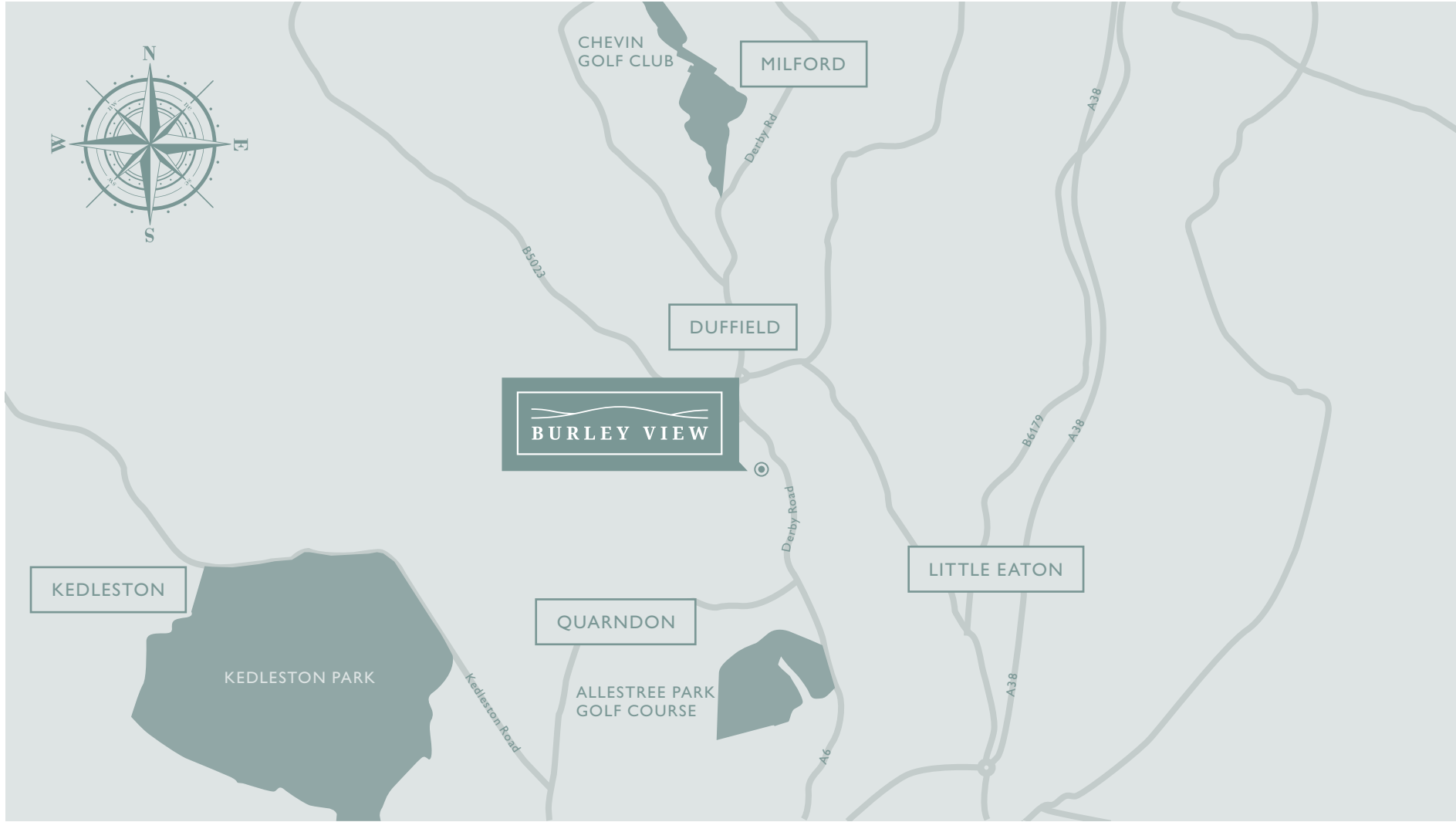


Derbyshire Dales



St Mary's Church, Derby City Centre

LOCATION



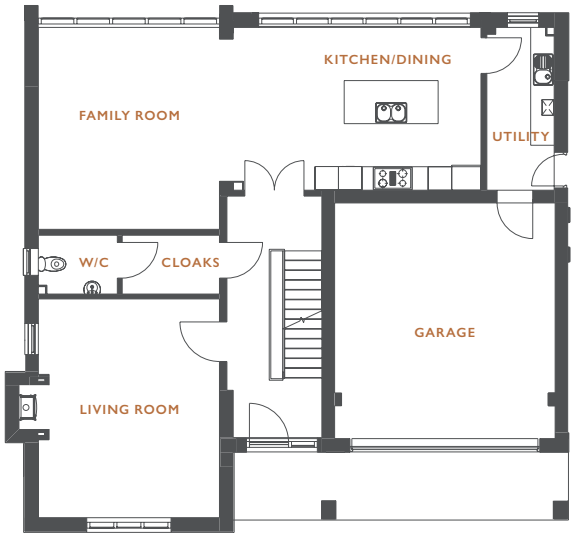
SITE PLAN

- HOUSE STYLE KEY:
- A. THE MIDDLETON
 - B. THE WARDLOW
 - C. THE HAVEN
 - D. THE GATEHOUSE



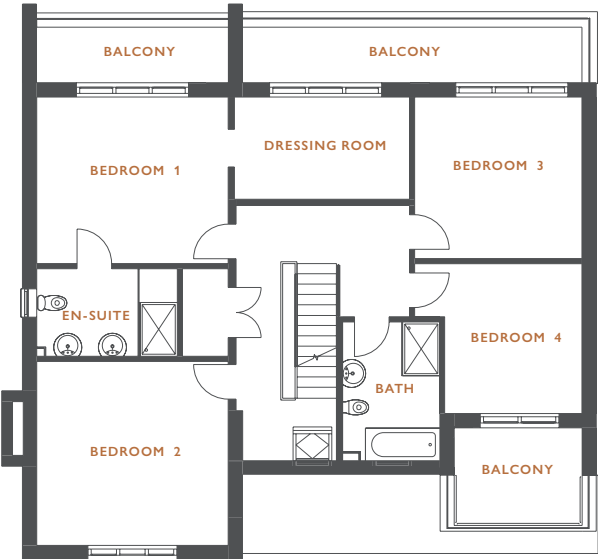


THE MIDDLETON



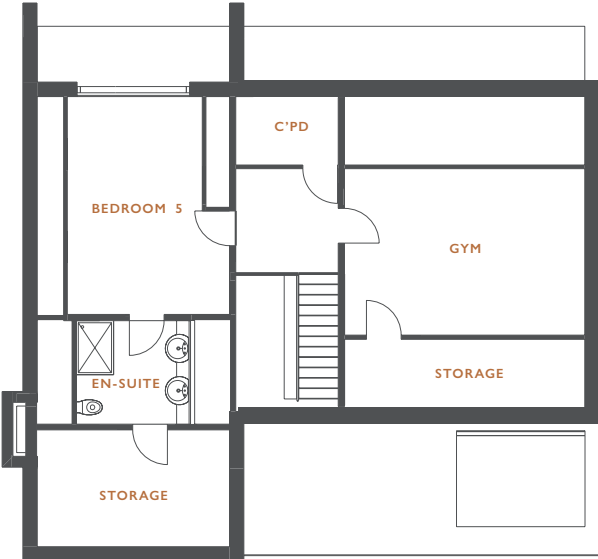
GROUND FLOOR

Living Room	4.6m x 5.6m	15'1" x 18'4"
W/C	2.00m x 1.5m	6'7" x 4'11"
Family Room	5.25m x 4.6m	17'3" x 15'1"
Kitchen/Dining	4.15m x 6.65m	13'7" x 21'10"
Utility	1.7m x 4.15m	5'7" x 13'7"



FIRST FLOOR

Bedroom 1	4.05m x 4.6m	13'3" x 15'1"
En-suite	2.12m x 3.4m	6'11" x 11'2"
Dressing Room	4.25m x 2.42m	13'11" x 7'11"
Bedroom 2	4.47m x 4.6m	14'8" x 15'1"
Bedroom 3	3.9m x 4.07m	12'10" x 13'4"
Bedroom 4	3.65m x 3.34m	12' x 10'11"
Family Bathroom	2.35m x 3.37m	7'9" x 11'1"

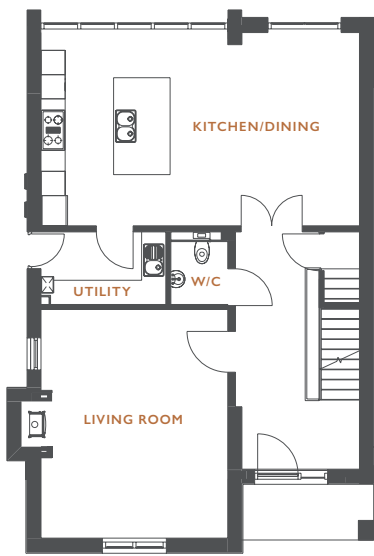


SECOND FLOOR

Bedroom 5	5.27m x 3.85m(max)	17'3" x 12'8"(max)
En-suite	2.7m x 2.5m	8'10" x 8'2"
Gym	5.75m x 4.0m	18'10" x 13'1"

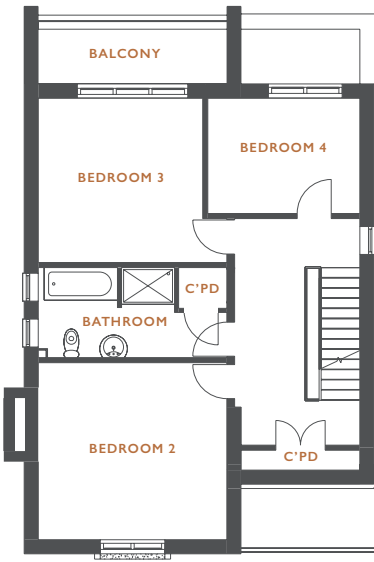


THE WARDLOW



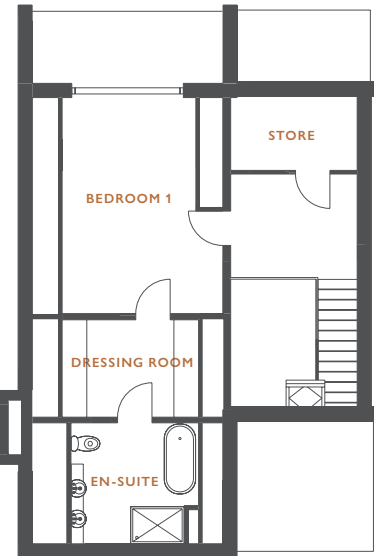
GROUND FLOOR

Living Room	4.6m x 5.6m	15'1" x 18'4"
W/C	1.40m x 1.80m	4'7" x 5'11"
Kitchen/Dining	8.5m x 4.48m	27'11" x 14'8"
Utility	3.08m x 1.8m	10'1" x 5'11"



FIRST FLOOR

Bedroom 2	4.37m x 4.6m	14'4" x 15'1"
Bedroom 3	4.05m x 4.05m	13'3" x 13'3"
Bedroom 4	2.83m x 3.68m	9'3" x 12'1"
Family Bathroom	2.2m x 3.35m	7'3" x 11'

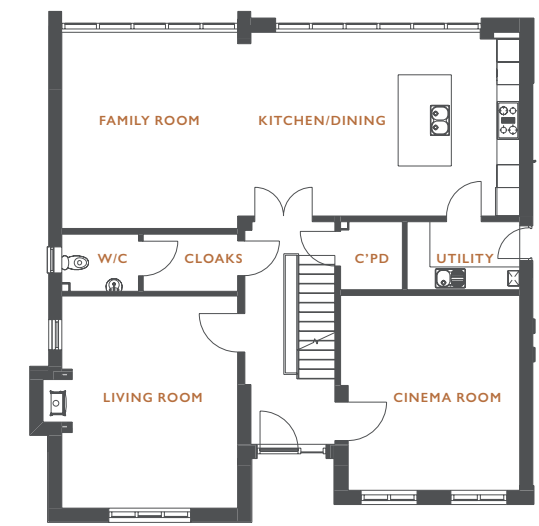


SECOND FLOOR

Bedroom 1	5.27m x 3.85m(max)	17'3" x 12'8"(max)
En-suite	2.95m x 3.1m	9'8" x 10'2"
Dressing Room	2.36m x 3.25m	7'9" x 10'8"



THE HAVEN



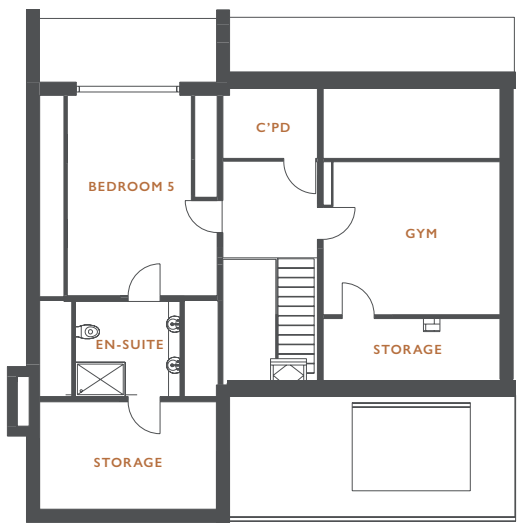
GROUND FLOOR

Living Room	4.6m x 5.6m	15'1" x 18'4"
W/C	2.00m x 1.5m	6'7" x 4'11"
Family Room	5.25m x 4.6m	17'3" x 15'1"
Kitchen/Dining	8.07m x 5.05m	26'6" x 16'7"
Utility	1.8m x 2.9m	5'11" x 9'6"
Cinema Room	5.12m x 4.5m	16'8" x 14'8"



FIRST FLOOR

Bedroom 1	3.48m x 5.76m	11'5" x 18'11"
En-suite	2.7m x 2.26m	8'10" x 7'5"
Dressing Room	2.7m x 2.26m	8'10" x 7'5"
Bedroom 2	4.4m x 4.6m	14'5" x 15'1"
Bedroom 3	4.2m x 3.30m	13'9" x 10'10"
Bedroom 4	4.72m x 3.28m	15'6" x 10'9"
Family Bathroom	2.86m x 2.74m	9'5" x 9'



SECOND FLOOR

Bedroom 5	5.27m x 3.85m(max)	17'3" x 12'8"(max)
En-suite	2.7m x 2.5m	8'10" x 8'2"
Gym	4.65m x 4.0m	15'3" x 13'1"



Burley View Frontages



Gatehouse Rear



SPECIFICATION – QUALITY AND STYLE

Contemporary designed homes with open plan living, featuring large bifold doors onto the rear garden, first floor balconies and vaulted ceilings. The exterior design utilises quality external finishes such as Derbyshire stone, render and aluminium windows.

KITCHENS

A selection of sleek modern contemporary kitchens with a choice of door finishes and coordinating worktops. Stainless steel appliances including double oven and hob with extractor fan and integral fridge freezer and dishwasher.

BATHROOMS & EN-SUITES

Contemporary bathroom and en-suites with Ideal Standard sanitaryware in white with chrome fittings, towel rails and walk-in showers.

ELECTRICAL AND SECURITY

Electrical sockets and lighting throughout including television points to main living areas and bedrooms. Smoke detectors to all floors. For extra security an advanced burglar alarm security system is fitted as standard, all external windows and doors have a multi-point locking system. Electrically crafted timber garage door.

FLOORING

A choice of hardwood or ceramic tile flooring to hallway, kitchen and dining/family room areas.

FLOOR AND WALL TILING

A selection of floor, wall and splash-back tiling to kitchen, bathroom and en-suites, with full height wall tiling to bathrooms and en-suites.

GARDENS & EXTERNAL FEATURES

Each home has a feature entrance door with canopy, wall mounted lighting to entrance area and rear patio areas. Paved patio to rear garden with footpaths linking front and rear garden. Turfed rear and front gardens.

EFFICIENT CENTRAL HEATING

Efficient gas fired central heating with system boiler and thermostatic rad valves to radiators where applicable. Energy efficient wood burning stoves to main living room.



This brochure aims to provide accurate information, however, Ivygrove homes reserve the right to amend if required. All images provided are for illustrative purposes, dimensions may differ and are not intended to be relied upon, nor to form part of any contract. Please check with your sales advisor.

FOR FURTHER ENQUIRIES

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

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