



4 Bed House - Detached

The Gatehouse Derby Road, Duffield DE56 4AY
Offers Around £999,950 Freehold



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- Individual Architect Designed Home - 2,800 sq ft. Total
- Very Large 650 sq ft. Open Plan Kitchen with Living and Dining areas
- Separate Snug with Feature Fireplace
- Master Bedroom with Luxury En-suite, Dressing Room and Glass Balcony
- Bedroom Two and Three with Glass Balconies & Contemporary Family Bathroom
- Bedroom Four with en-suite and Study/Bedroom Five (a perfect space for guests or teenage children)
- Electronic Sliding Gate Opening into a Private Courtyard with Ample Parking
- Large Double Integral Garage
- Low Maintenance South Facing Gardens
- 10 Year Warranty - Countryside Views - Ecclesbourne School Catchment Area

ECCLESBOURNE SCHOOL CATCHMENT AREA - The Gatehouse is an individual, architect designed home situated on the exclusive Burley View development in Duffield. The unique property incorporates a Victorian gatehouse built in 1898.

This original part will be renovated and refurbished in a sympathetic style to incorporate traditional windows and doors. This property showcases the juxtaposition of old and new architecture with the addition of a striking, modern, two storey, aluminium framed, glazed link hallway to a newly built contemporary extension. The modern extension incorporates traditional block and brick, rendered panels, and bespoke zinc standing seam cladding to the walls and roof.

The superb four bedroom home constructed to the highest standard and specification will comprise; a very large 650sq ft. open plan kitchen with living and dining areas, and large bi-fold doors onto the rear garden. There is also a separate snug with feature fireplace, utility and cloakroom W.C.

The master bedroom situated upstairs in the modern extension has a luxury en-suite with a separate walk in dressing room and features a stunning glass balcony to the south elevation taking in the countryside views towards Burley Hill and Quarndon.

There are two further large bedrooms with beautiful glass balconies and a contemporary family bathroom. The first floor of the original gatehouse building incorporates the fourth bedroom along with en-suite and separate study/small bedroom five, a perfect space for guests or teenage children.

The property is accessed via electronic sliding gate opening into a private courtyard with ample parking spaces for several vehicles and a large double integral garage.

The Gatehouse also benefits from low maintenance south facing gardens with open views.

The property is now ready to move into and comes complete with a 10 Year Warranty

Burley View

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.

The homes are located within walking distance of William Gilbert and Duffield Meadows primary schools and the coveted Ecclesbourne Secondary School.

Accommodation

Ground Floor

Entrance Hall

With half glazed entrance door with leaded finish and arched double glazed window over, deep skirting boards and architraves, high ceilings, tiled flooring, radiator, two matching double glazed sash style windows, staircase leading to first floor with attractive balustrade, under-stairs storage cupboard and burglar alarm control panel.

Cloakroom

6'9" x 5'10" (2.08 x 1.8)

With low level WC, fitted washbasin with chrome fittings, matching tiled flooring, radiator, deep skirting boards and architraves, high ceilings, spotlights to ceiling, extractor fan, double glazed window and internal oak veneer door with chrome fittings.

Snug

13'3" x 11'11" (4.05 x 3.65)

With chimney with display fireplace alcove and raised stone hearth, deep skirting boards and architraves, high ceilings, radiator, two matching double glazed sash style windows and internal oak veneer door with chrome fittings.



Superb Living Kitchen/Dining Room

30'8" x 21'5" (9.35 x 6.53)



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Living Area

With matching tiled flooring, chimney breast with fireplace alcove and raised stone hearth, radiator, spotlights to ceiling, countryside views, two matching double glazed bi-folding doors opening onto Indian stone paved patio and open space leading into dining area and kitchen area.



Dining Area

With matching tiled flooring, spotlights to ceiling, matching double glazed bi-folding doors, radiator and open space leading into living area and kitchen area.



Kitchen Area

With one and a half inset sink unit with boiling tap, wall and base fitted units with attractive matching worktops, matching fitted kitchen island with drawers underneath incorporating an induction hob with inset extractor fan, built-in Neff electric fan assisted oven, built-in Neff combination microwave oven with warming plate drawer underneath, built-in wine cooler, concealed worktop lights, concealed recycling bins, integrated Neff dishwasher, integrated Neff fridge, integrated Neff freezer, matching tiled flooring, countryside views, open space leading into dining area, open space leading into living area, double glazed window and spotlights to ceiling.



Utility

11'5" x 6'8" (3.48 x 2.05)

With one and a half stainless steel sink unit with chrome mixer tap, wall and base units with fitted cupboards, matching worktops, plumbing for automatic washing machine, space for tumble dryer, matching tiled flooring, radiator, high ceilings, double glazed sash style window, half glazed access door, extractor fan, double glazed obscure window and internal oak veneer door with chrome fittings.

First Floor

Landing

With fitted carpet, attractive balustrade, access to roof space, spotlights to ceiling, two matching double glazed sash style windows, smoke alarm, radiator, double glazed Velux window, feature vaulted ceilings and built-in cupboard housing the hi-efficiency hot water cylinder.

Bedroom One

20'3" x 18'8" (6.18 x 5.7)

With radiator, spotlights to ceiling, countryside views, double glazed bi-folding doors opening onto balcony, double glazed window and internal oak veneer door with chrome fittings.



Balcony

With composite decking and glass balustrade enjoying countryside views.



Dressing Room

10'9" x 8'1" (3.29 x 2.47)

With fitted shelving, rails, radiator, spotlights to ceiling and internal oak veneer door with chrome fittings.



En-Suite

10'9" x 6'7" (3.29 x 2.03)

With walk-in shower with chrome fittings including shower, twin washbasins both having chrome fittings and fitted base cupboards underneath, low level WC, tiled walls with matching tiled flooring, feature vaulted ceilings, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator, double glazed obscure window and internal oak veneer door with chrome fittings.



Bedroom Two

16'11" x 10'4" (5.18 x 3.16)

With fitted carpet, radiator, three double glazed sash style windows, high ceilings and internal oak veneer door with chrome fittings.



En-Suite

With walk-in shower enclosure with chrome fittings including shower, fitted washbasin with chrome fittings with fitted base cupboard underneath, low level WC, fully tiled walls with matching tiled flooring, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan, shaver point and internal oak veneer door with chrome fittings.



Bedroom Three

16'4" x 10'3" (4.98 x 3.13)

With feature vaulted ceilings, fitted carpet, radiator, two double glazed windows, countryside views, double glazed French doors opening onto balcony and internal oak veneer door with chrome fittings.



Balcony

With matching composite decking and glass balustrade enjoying countryside views.



Bedroom Four

13'8" x 11'9" (4.18 x 3.6)

With fitted double wardrobe with sliding doors, fitted carpet, feature vaulted ceilings, spotlights to ceiling, countryside views, radiator, double glazed French doors opening onto balcony and internal oak veneer door with chrome fittings.



Balcony

8'5" x 5'10" (2.58 x 1.8)

With matching composite decking and glass balustrade enjoying countryside views.

Study/Small Bedroom Five

11'9" x 6'9" (3.6 x 2.08)

With radiator, high ceilings, double glazed sash window and internal oak veneer door with chrome fittings.



Family Bathroom

10'9" x 6'7" (3.3 x 2.03)

With bath with chrome mixer tap/hand shower attachment, fitted washbasin with chrome fittings with fitted base cupboard underneath, low level WC, walk-in double shower cubicle with chrome fittings including shower, attractive tiled splash-backs with matching tiled flooring, feature vaulted ceilings, spotlights to ceiling, shaver point, heated chrome towel rail/radiator, double glazed obscure window and internal oak veneer door with chrome fittings.



South-Facing Garden

Laid to lawn with attractive Indian stone paved patio, brick retaining wall, fencing, trees and countryside views. Outside power and lights. Side access gate.



Gated Driveway

With electronic sliding gate.



Driveway

A large block paved driveway provides car standing spaces for four/five cars.

Double Garage

19'8" x 18'10" (6.01 x 5.75)

With electric door, power and lighting and side personnel door.



Management Company

Burley View is an exclusive cul-de-sac location with a management charge of £30 per month.



Floor 0

Approximate total area¹⁰
 1506.23 ft²
 139.93 m²

Excluding balconies and terraces

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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Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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