



4 Bed House - Semi-Detached

8 Burley Hill, Allestree, Derby DE22 2ET

Offers Around £535,000 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Large Semi-Detached Family Home - 1, 739 Sq. Ft
- Ecclesbourne School Catchment Area
- Backing onto Allestree Park
- Two Reception Rooms
- Living Kitchen & Conservatory
- Four Double Bedrooms
- Family Bathroom & En-Suite Bathroom
- Mature Private Gardens
- Large Driveway & Garage
- William Gilbert at Duffield & Curzon Primary School at Quarndon Catchment Areas

ECCLESBOURNE SCHOOL CATCHMENT AREA - A four bedroom semi detached property of style and character with garage and private garden backing directly onto Allestree Park, located between Allestree and Duffield.

We believe the property to have been built in the 1930's and is constructed of brick beneath a roof of tile with the front elevation being of attractive appearance revealed by Tudor style timber gable and matching double glazed windows with character leaded finish.

The accommodation comprises, over three storeys, porch, entrance hall, cloakroom, lounge, family room, breakfast kitchen, conservatory room, three first floor bedrooms, family bathroom and second floor master bedroom with en-suite.

The property is set well back from the road behind a deep garden and incorporates a large driveway and single garage.

To the rear is an enclosed private garden with patio, lawns, decking area and children's play area.

William Gilbert at Duffield and Curzon primary school at Quarndon catchment areas. Within the parish of Duffield. Potential to extend (subject to planning). Regular bus services along Duffield Road to Derby and Belper. Pleasant outlook to front and rear.

Planning Permission/Potential

The property has previously had planning permission passed for an extension ref: AVA/2006/0924 which has now lapsed. There is also further potential to extend over the garage (subject to planning permission).

The Location

The property is located one mile from Allestree and one mile from Duffield, both offering an excellent range of shops and facilities. There are reputable primary schools for this location and it is also in the catchment for the noted Ecclesbourne Secondary School. There is easy access on to the A6, A38, A50, A52 leading to the M1 motorway.

* Handy Bus Stop Close To Property *

Accommodation

Ground Floor

Porch

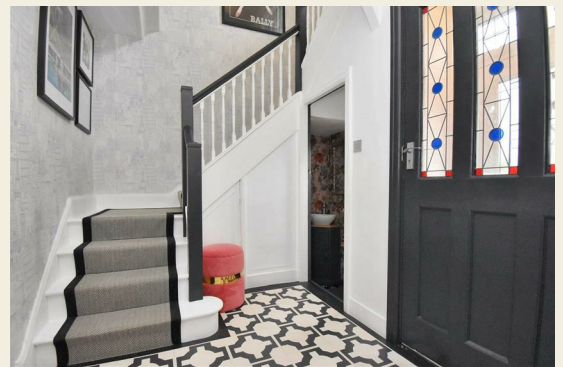
4'5" x 2'3" (1.36 x 0.71)

With half glazed entrance door, tiled floor with inset doormat and half glazed internal door with stained glass with leaded finish opening into entrance hall.

Entrance Hall

7'7" x 6'6" (2.32 x 2.00)

With feature split-level staircase leading to first floor with attractive balustrade, deep skirting boards and architraves, high ceilings, tiled effect flooring, column style radiator and under-stairs storage.



Cloakroom

4'2" x 2'10" (1.29 x 0.88)

With low level WC, fitted washbasin, radiator, double glazed window and internal panelled door.

Lounge

18'10" x 13'11" (5.76 x 4.25)

With stone fireplace incorporating Morso log burning stove and raised stone hearth, fitted bespoke book shelving either side of chimney breast with fitted base cupboards underneath, deep skirting boards and architraves, high ceilings, radiator, double glazed French doors opening onto sun patio and private rear garden and internal panelled door.



Family Room

13'11" x 11'11" (4.26 x 3.64)

With chimney breast with Victorian style period fireplace and raised tiled hearth, deep skirting boards and architraves, high ceilings, coving to ceiling, radiator, triple glazed window with aspect to front and internal panelled door.



Kitchen

12'9" x 10'7" (3.90 x 3.25)

With single sink unit with mixer tap, a range of fitted base cupboards with matching worktops, fitted breakfast bar with fitted base cupboards underneath, Rangemaster cooker (included in the sale) with induction hob and extractor hood over, integrated dishwasher, concealed Worcester boiler, (fitted July 2023), integrated fridge/freezer, deep skirting boards and architraves, high ceilings, radiator, open square archway leading into conservatory and internal panelled door.



Walk-In Pantry

Providing storage with fitted shelving and internal panelled door.

Conservatory

10'6" x 8'5" (3.21 x 2.57)

With double glazed windows and double glazed French doors opening onto sun patio and private rear garden.

Covered Side Access

With front and rear access doors, door giving access to garage and door giving access to laundry cupboard.

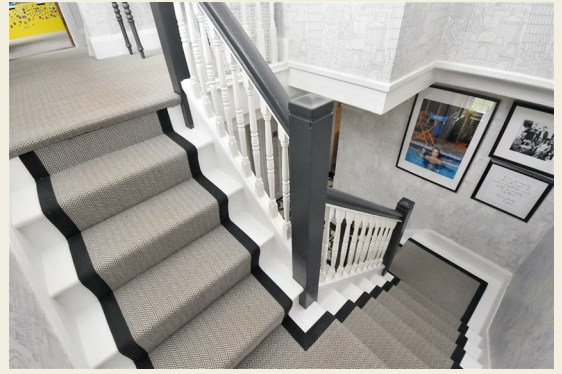
Laundry Cupboard

With plumbing for automatic washing machine and latched door.

First Floor

Landing

With staircase leading to bedroom one with en-suite and triple glazed window to front.



Double Bedroom Two

14'0" x 12'0" (4.28 x 3.67)

With deep skirting boards and architraves, high ceilings, chimney breast, radiator, double glazed window to rear with views towards Allestree Park and internal panelled door.



Double Bedroom Three

11'11" x 10'9" (3.64 x 3.28)

With radiator, deep skirting boards and architraves, high ceilings, chimney breast, triple glazed window to front and internal panelled door.



Double Bedroom Four

10'6" x 9'4" (3.22 x 2.87)

With radiator, deep skirting boards and architraves, high ceilings, double glazed window to rear with views towards Allestree Park and internal panelled door.



Family Bathroom

8'5" x 6'7" (2.57 x 2.02)

With bath with shower over with shower screen door, fitted washbasin with fitted base cupboard underneath, low level WC, tiled splash-backs, tiled flooring, high ceilings, built-in cupboard housing the high efficiency hot water cylinder, spotlights to ceiling, two double glazed obscure windows and internal panelled door.



Second Floor

Landing

With double glazed window and storage cupboard.

Double Bedroom One

10'4" x 9'4" (3.15 x 2.87)

With built-in storage cupboard, radiator, spotlights to ceiling, double glazed dormer window to rear with views to Allestree Park and internal panelled door.



En-Suite Bathroom

7'3" x 6'0" (2.21 x 1.83)

With bath with shower over, fitted washbasin, low level WC, tiled splash-backs, tiled flooring, shaver point, heated towel rail/radiator, skylight window, storage cupboard and internal panelled door.



Front Garden

The property is set well back from the road behind a deep lawned fore-garden.

Rear Garden

Being of a major asset and sale to this particular property is its generous sized sunny enclosed rear garden backing directly onto Allestree Park with rear access gate. The garden is laid to lawn with children's bark play area, paved sun patio and raised decking area providing a pleasant sitting out and entertaining space. Timber shed (included in the sale). The garden is fully enclosed.



Garage

17'7" x 9'3" (5.37 x 2.84)

With concrete floor, power and light, double opening front doors, window to rear and side access door.

Large Driveway

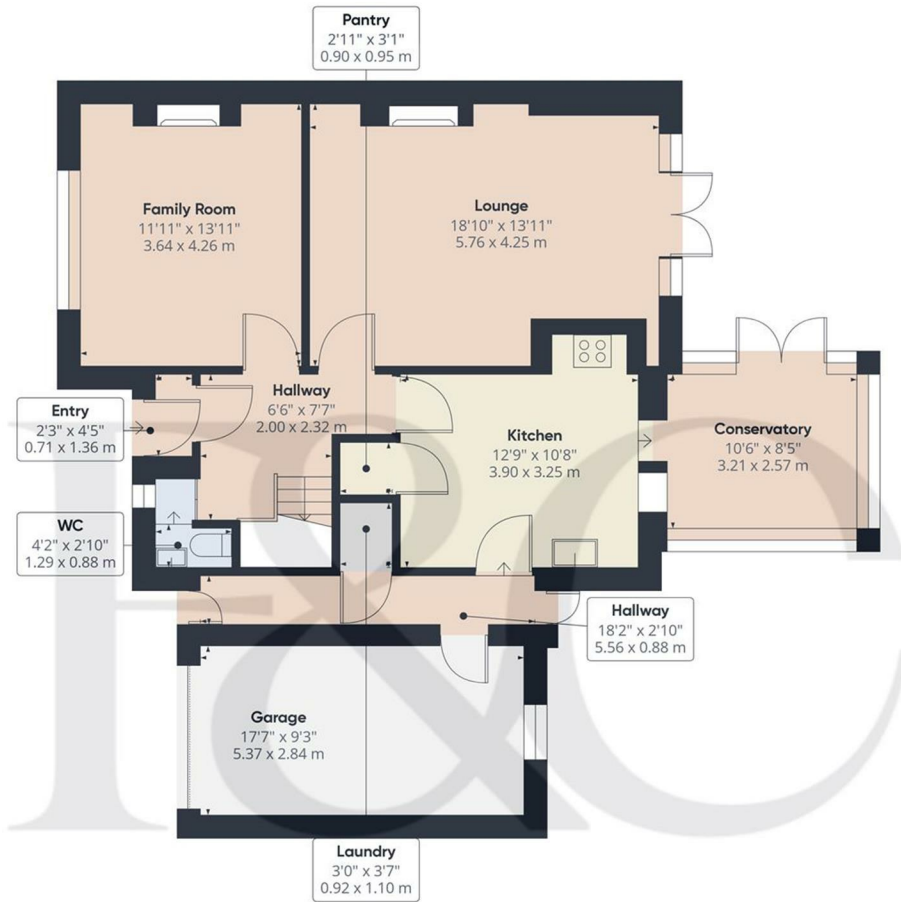
A large driveway with turning space provides car standing spaces for approximately six vehicles.

Double Garage Space

To the front of the property (subject to planning permission).

Council Tax - D

Amber Valley



Floor 0

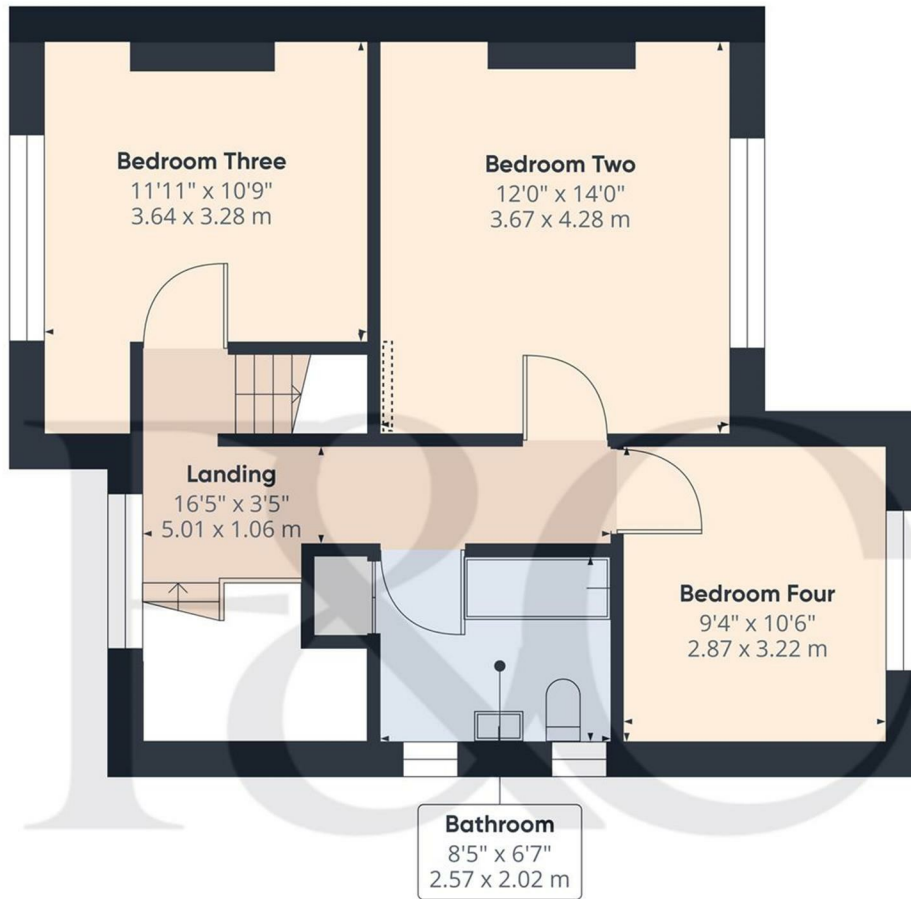
Approximate total area⁽¹⁾
 1015.06 ft²
 94.3 m²

(1) 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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Floor 1

Approximate total area⁽¹⁾
551.72 ft²
51.26 m²

Reduced headroom
1.25 ft²
0.12 m²

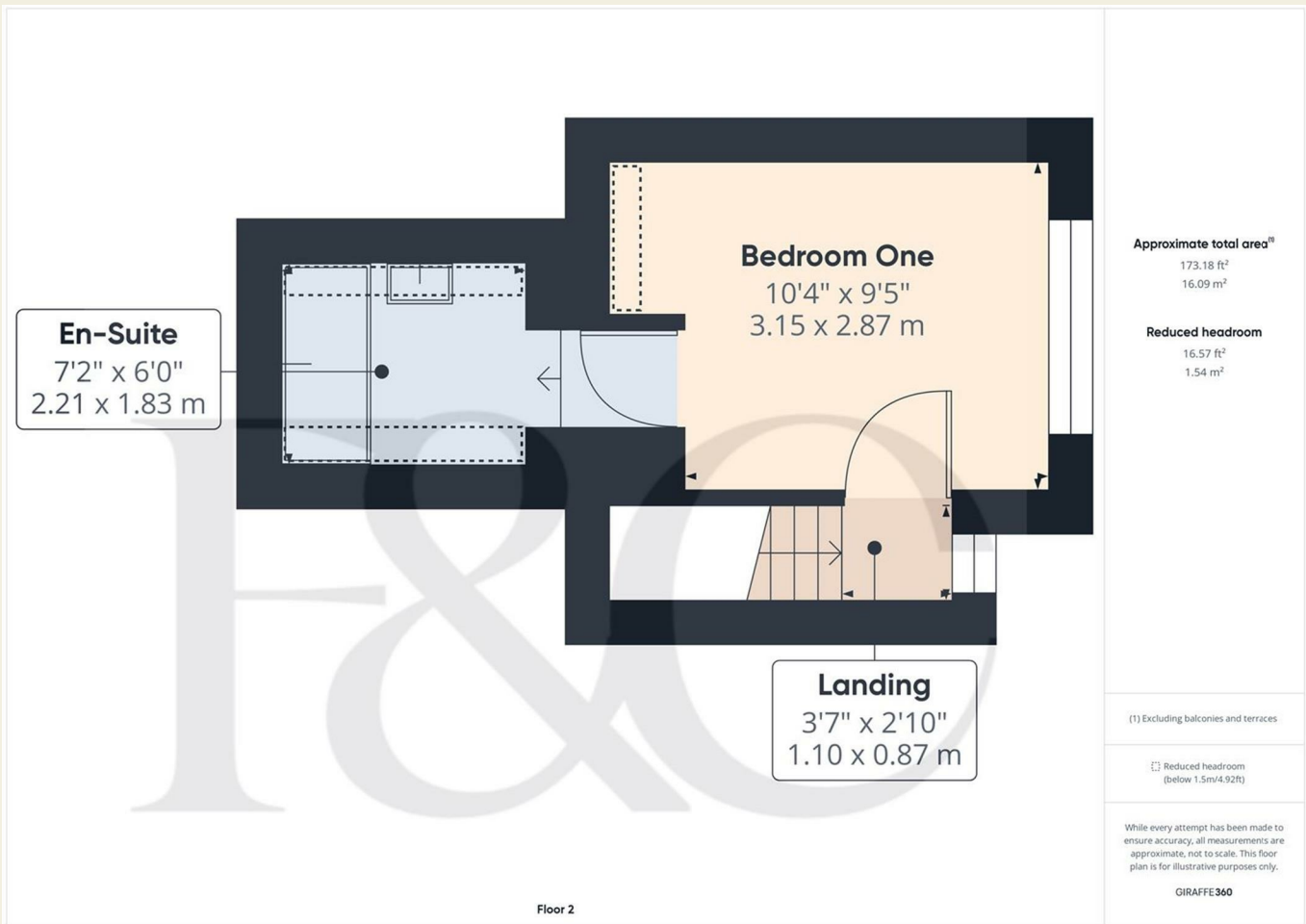
(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

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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		73
(55-68) D	55	
(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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