



## 5 Bed House - Detached

Chrysalis House Windley, Belper DE56 2LP  
Offers Around £1,125,000 Freehold



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- New Build Five-Bedroom Detached Residence
- Highly Sought After Village Location
- Stylist Living Room with Feature Fireplace
- Reception Room – Ideal For Home Office or Library
- Stunning Living Kitchen/Dining Room with Appliances
- Guest Cloakroom & Utility Room
- Two Luxury En-suite Shower Rooms & Beautiful Family Bathroom
- Ample Parking and Double Garage
- Enclosed Landscaped Gardens
- Available Immediately – No Chain Involved

Chrysalis House – This exquisitely designed five-bedroom detached family residence is ideally situated in the desirable village of Windley. It has been thoughtfully appointed with high-end fixtures and finishes throughout, while also preserving modern country characteristics such as a handcrafted solid oak porch. The property benefits from contemporary amenities, including air-source heating, underfloor heating, double glazing, and pre-wiring for an alarm system.

The accommodation features a welcoming reception hallway with an oak return staircase, an elegantly appointed formal living room complete with a white stone fireplace and bay window, and a versatile reception room suitable for use as a home office. Additional highlights include a guest cloakroom with WC, an impressive fitted kitchen that opens to a living and dining area enhanced by two sets of bi-folding doors leading to the gardens, as well as a quality utility room.

The gallery landing leads to two spacious master suites equipped with en-suite shower rooms, alongside three further bedrooms. The family bathroom is particularly stylish, featuring a premium four-piece suite with free-standing bath.

The property offers ample parking and turning space, along with a double garage and enclosed rear gardens. An internal inspection is highly recommended to fully appreciate the exceptional quality and style this residence has to offer.

#### The Location

The hamlet of Windley is approximately one a mile from the village of Turnditch and Cowers Lane which provides a selection of village inns and local garage. It is situated some 6 miles from the centre of Ashbourne known as the gateway to the famous Peak District National Park and approximately 8 miles from the City of Derby, which provides a more extensive range of facilities.

The nearby village of Duffield provides a regular train service to Derby and onward to St Pancras Station, London. There are also local squash, tennis and horse riding facilities. Private education includes Repton, Denstone, Abbotsholme, Trent College, Derby Grammar School, Derby High School and Foremark Preparatory School. Local recreational facilities include Carsington Water with its trout fishing and sailing and there is also a golf course at both Duffield and Ashbourne

## Accommodation

### Ground Floor

Access to the property is granted through an appealing solid wooden door at the front, accompanied by a striking oak canopy with a pitched tiled roof.

#### Entrance Hall

11'11" x 10'3" x 8'5" x 3'1" (3.64 x 3.14 x 2.58 x 0.95)

This inviting entrance hall features an elegant oak return staircase that ascends to the first-floor landing. It is equipped with fitted wall lights and high-quality vinyl plank flooring. The space is enhanced by two full-height double-glazed windows at the front and doors leading to additional areas.



#### Cloakroom

5'4" x 3'1" (1.65 x 0.94)

The guest cloakroom is appointed with a premium two-piece suite, which includes a vanity wash hand basin and a close-coupled WC adorned with stylish brass fittings. Complimentary tiling has been applied to the splashback, along with fitted wall lights and underfloor heating for added comfort.

#### Living Room

17'0" x 13'2" (5.19 x 4.02)

The living room features a well-proportioned layout that combines style and comfort. It includes a striking fireplace with a white stone surround and matching hearth, suitable for either a log-burning stove or an open fire. The walls are adorned with decorative beading, and the high-quality Karndean-style plank flooring is complemented by underfloor heating. Additional highlights include stylish wall lights, a television plug point, a double-glazed bay window at the front elevation, and access to the living kitchen diner.



#### Study/Home Office

9'6" x 8'5" (2.92 x 2.57)

The study/home office serves as a versatile reception area that can accommodate various functions such as an office, study, playroom, or snug. This space also showcases the same quality Karndean-style plank flooring along with recessed ceiling spotlights and underfloor heating. A double-glazed window provides natural light from the front elevation.



### Living Kitchen/Dining

36'5" x 13'2" (11.11 x 4.02)

This elegantly designed fitted kitchen features a coordinated selection of base, wall-mounted, and drawer units, complimented by a polished granite work surface that includes a single bowl sink unit with an aesthetically pleasing brass hot water tap and matching granite upstand. The kitchen is equipped with a carousel corner unit, pull-out shelving, a spice rack, and integrated recycling waste bins. It boasts high-quality appliances such as a SMEG induction hob with an inset extractor fan, a matching SMEG eye-level double oven and grill, an integrated larder refrigerator and freezer, as well as an integrated dishwasher. Additional highlights include a breakfast bar and oak shelving adorned with stylish brass lighting above. A double-glazed window at the rear provides views of the gardens while quality Karndean-style plank flooring with underfloor heating extends into the living and dining areas.



This adaptable space offers ample room for both dining and seating arrangements, featuring consistent flooring throughout along with underfloor heating. Two sets of double-glazed bi-folding doors seamlessly connect the interior to the gardens outside.

### Utility Room

5'11" x 5'11" (1.82 x 1.82)

The utility room features a comprehensive selection of high-quality cabinetry, including both base and eye-level cupboards, complimented by a matching granite work surface. It is equipped with plumbing for an automatic washing machine and offers practical storage solutions with wall-mounted oak shelving. The space is enhanced by premium Karndean style plank flooring with underfloor heating, recessed ceiling spotlights, and an internal door providing access to the double garage.



### First Floor Landing

16'0" x 5'1" (4.90 x 1.56)

The first floor features an impressive gallery landing, complete with an oak balustrade and handrail, accentuated by feature wall lighting and a part-vaulted ceiling that includes an inset skylight.



### Bedroom One

20'8" x 12'7" (6.32 x 3.84)

This spacious bedroom boasts a part-vaulted ceiling with Velux windows on both the front and rear elevations. It is equipped with a central heating radiator, a television plug point, and provides access to en-suite shower room.



### En-Suite Shower Room

9'2" x 4'3" (2.80 x 1.31)

This en-suite is fitted with a high-quality three-piece suite that includes a shower enclosure featuring a glass screen and complimentary brass fittings. It also offers a vanity wash hand basin with storage beneath, as well as a close-coupled WC adorned with matching splashback tiling. Additional amenities include fitted wall lights, a heated towel rail, tiled flooring enhanced by electric underfloor heating.



### Bedroom Two

13'2" x 12'2" (4.03 x 3.71)

Bedroom two serves as an excellent alternative for use as the master suite. It features recessed ceiling spotlights, a central heating radiator and television plug point access. The room connects to its own en-suite.

### En-Suite

8'11" x 4'11" (2.74 x 1.51)

This en-suite continues the theme of quality fittings throughout the property. It includes a double walk-in shower area complete with glass screen and brass fixtures; additionally, there is another vanity wash hand basin accompanied by storage below and close-coupled WC complimented by splashback tiling. The space also features heated towel rail, tiled flooring with electric underfloor heating, an extractor fan for ventilation, wall lights along with vanity mirror placement; it benefits from natural light through double-glazed windows on the side elevation.

### Bedroom Three

13'2" x 8'10" (4.03 x 2.71)

Equipped with recessed ceiling spotlights and central heating radiator alongside double-glazed windows at the rear elevation offering pleasant views.

#### Bedroom Four

11'1" x 9'10" (3.40 x 3.00)

This room contains central heating radiator along with recessed ceiling spotlights; it has double-glazed windows facing the front elevation.

#### Bedroom Five

10'11" x 9'7" (3.34 x 2.94)

Central heating radiator along with recessed ceiling spotlights; it has double-glazed windows facing the front elevation.

#### Luxury Family Bathroom

10'10" x 8'2" (3.31 x 2.50)

The family bathroom stands out due to its impressive design featuring high-quality four-piece suite elements including: a double walk-in shower area equipped similarly to other bathrooms within this property, a freestanding bath accompanied by floor-mounted brass tap, vanity wash hand basin providing additional storage and close-coupled WC.

Complimentary tiling enhances splashback areas while fitted wall lights illuminate this elegant space which also offers heated towel rail, tiled flooring supported by electric underfloor heating, recessed ceiling spotlights and striking double-glazed feature window positioned at the rear elevation.



#### Double Garage

20'8" x 17'11" (6.31 x 5.48)

The double garage features two high-quality, colour-coordinated electric up-and-over doors, plastered walls, and an electric vehicle charging point. It is equipped with power and lighting, a hot water cylinder, an underfloor heating manifold, door leading out into the rear garden's and an internal door that provides access to the utility room.



## Outside

At the front of the property, there are two gate posts suitable for the installation of electric gates, which lead to a paved and gravel driveway that offers ample off-road parking and turning space, along with access to the double garage. The area features raised herbaceous borders edged with railway sleepers, additional inset specimen trees, and a mature hedge border. There is side access through a timber gate leading to the rear of the property, as well as fitted exterior lighting and entry to the front entrance door.

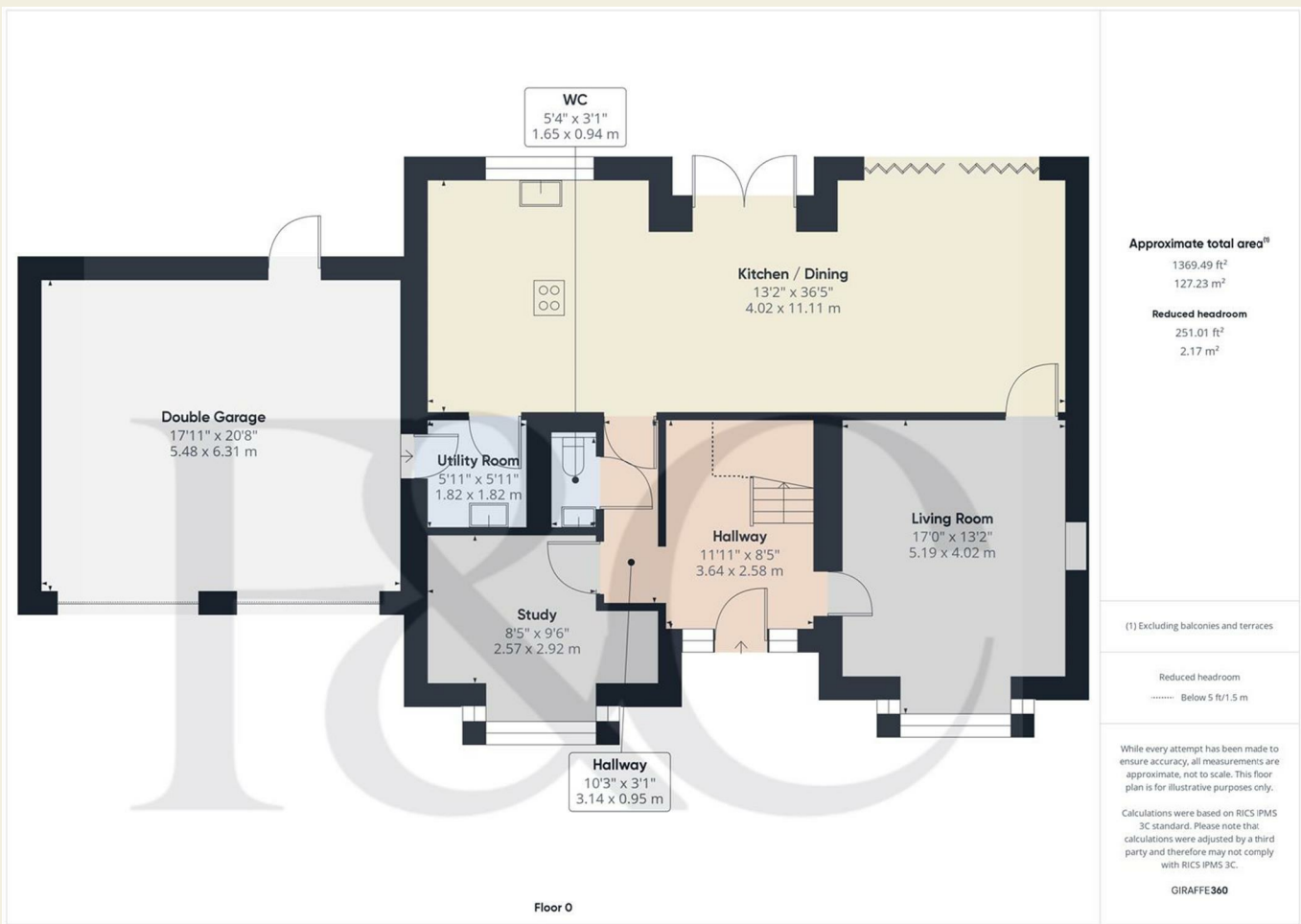


Alongside the property, a paved pathway continues into the rear garden. This area includes a paved patio extending from the back of the home, creating an ideal setting for outdoor dining and entertaining. The garden is adorned with stylish ornamental borders featuring shaped topiary and steps that descend into further garden spaces. Primarily laid to lawn, these gardens also include a shaped bark area with various specimen trees, all enclosed by mature hedges and boundary walls. Additional features include fitted wall lighting and designated space for a timber garden shed.

Please note that a robotic lawnmower is included in this sale

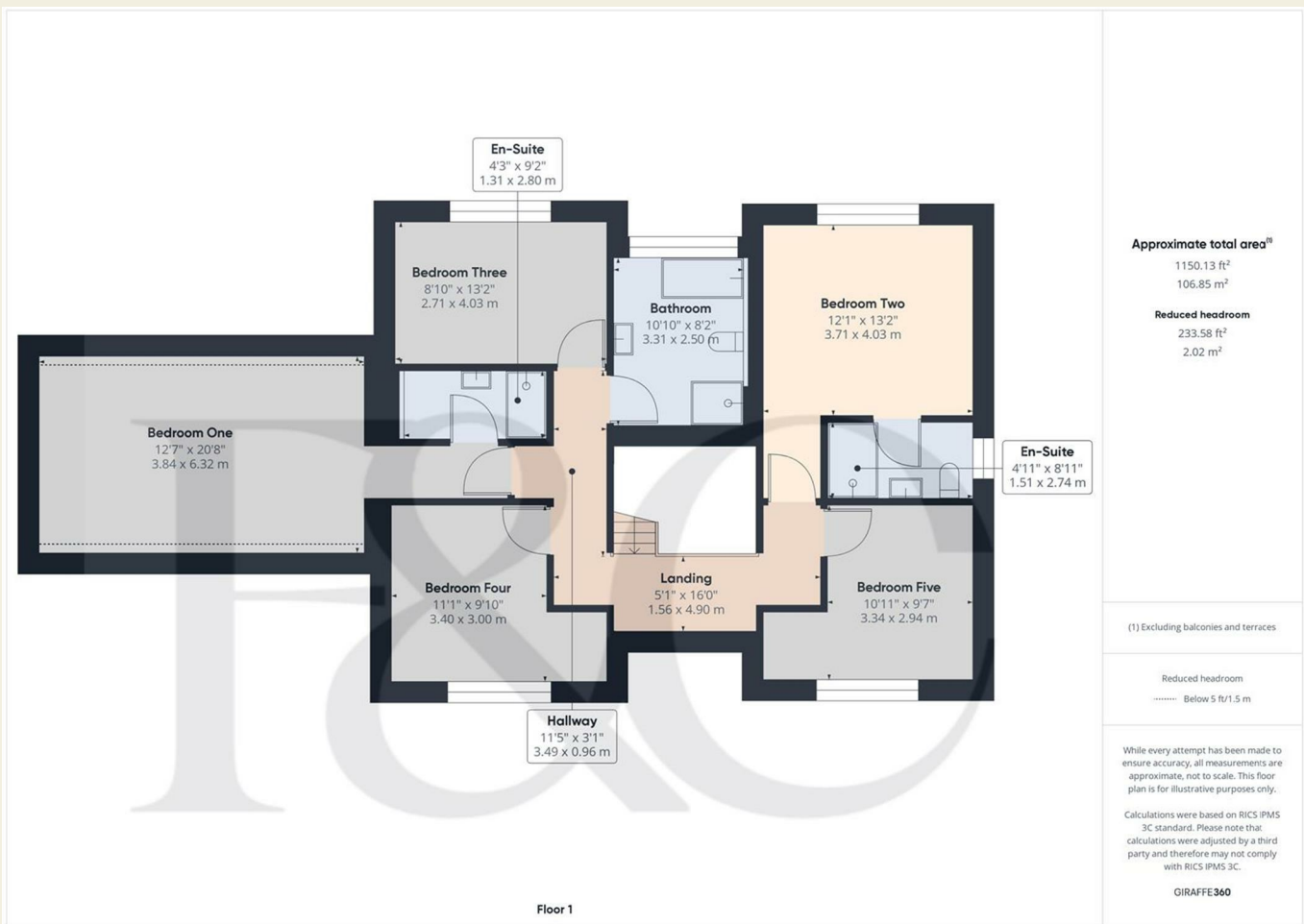
## Council Tax Band





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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	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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