



5 Bed House

Burley House, 157 Derby Road, Duffield, Belper DE56 4FQ
Offers Over £800,000 Freehold



5



3



3



**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Stunning Grade II Georgian Family Home – 2,600 sq. ft
- Ecclesbourne School Catchment Area
- Three Flexible Reception Rooms
- Superb Extended Living Kitchen with Lovely Pantry
- Five Bedrooms & Three Bathrooms (Study/Bedroom Six)
- South Facing 0.44 Acre Garden Plot
- Large Driveway – Multiple Vehicles – Garages/Workshops Space
- Coach House (728 sq. ft) – Annexe/Office Space – Amber Valley Ref. No: AVA/2024/0192
- Planning Granted For a Large Double Garage Amber Valley Ref. No: AVA/2023/0211
- Close To Great Amenities & Walks in nearby Allestree Park, Eaton Bank & The Chevin

ECCLESBOURNE SCHOOL CATCHMENT AREA – This stunning Georgian extended Grade II listed family home at Burley House offers a perfect blend of historical elegance and modern living. With five spacious bedrooms and three well-appointed bathrooms, this property is ideal for families seeking comfort and style.

As you enter, you are greeted by three inviting reception rooms, each providing a unique space for relaxation and entertainment. The heart of the home is the extended and beautifully fitted living kitchen, complete with a pantry, which is perfect for family gatherings. The south-facing aspect ensures that the home is bathed in natural light, enhancing the warm and welcoming atmosphere.

The property boasts a generous garden of 0.44 acres, providing ample outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the serene countryside views.

Additionally, the coach house on the premises has planning permission pending approval to convert into an annexe, offering potential for guest accommodation or a private workspace. Amber Valley Council Ref. No: AVA/2024/0192

Car parking is convenient with multiple spaces for several vehicles and further spaces for garages or workshops. Planning Granted For a Large Double Garage Amber Valley Ref. No: AVA/2023/0211

The Location

The village of Duffield provides an excellent range of amenities including a varied selection of shops, post office, library, historic St Alkmund's Church and a selection of good restaurants, medical facilities and schools including The Meadows, William Gilbert Primary Schools and the noted Ecclesbourne Secondary School. There is a regular train service into Derby City centre which lies some 5 miles to the south of the village. Local recreational facilities within the village include squash, tennis, cricket, football, rugby and the noted Chevin Golf course. A further point to note is that the Derwent Valley, in which the village of Duffield nestles, is one of the few world heritage sites and is surrounded by beautiful countryside.

Accommodation

Ground Floor

Entrance Hall

18'0" x 6'7" (5.49 x 2.01)

With original panelled entrance door, tiled flooring, cast iron period style radiator, half panelling to walls, charming split-level staircase with attractive balustrade leading to first floor and double glazed door to rear.

Lounge

13'5" x 11'1" (4.09 x 3.38)

With chimney breast with charming pine fireplace surround and exposed brickwork, fitted Chesneys gas burning stove with raised matching brick hearth, character original floor-to-ceiling stripped cabinet to the left-hand side of the chimney breast with glass doors and base cupboards, cast iron period style radiator, multipaned sash period style window with internal secondary double glazing and internal stripped door.



Cinema Room

13'1" x 11'4" (4.01 x 3.46)

With cast iron period style radiator, fitted wall lights, multipaned sash period style window, built-in media cupboards with feature TV display wall and internal half glazed pocket doors.



Dining Room/Hall

13'5" x 12'5" (4.09 x 3.79)

With half glazed entrance door, matching tiled flooring, half panelling to walls, chimney breast with fireplace alcove, multipaned character window and open square archway leading into extended living kitchen.



Living Kitchen/Dining/Snug

23'3" x 16'2" (7.09 x 4.93)



Dining/Snug Area

With underfloor heating, feature vaulted ceiling, two manually operated Velux skylight windows, aluminium double glazed doors opening onto Indian stone paved patio and south-facing garden, double glazed window to side with fitted blind, fitted bespoke cushioned seat with media display unit over, Sonus ceiling speakers and open space leading into kitchen area.



Kitchen Area

With central island with double porcelain sink and boiling mixer tap, fitted base cupboards underneath, solid wood-edged worktop incorporating Quartz worktops, a further range of fitted base cupboards, again with matching Quartz worktops, Rangemaster Lacanche dual fuel cooker with concealed extractor hood, integrated dishwasher, large integrated Bosch fridge and Bosch freezer, underfloor heating, matching vaulted ceiling, two further double glazed windows both having fitted blinds and internal half glazed doors giving access to feature pantry.



Feature Pantry

12'4" x 3'1" (3.77 x 0.96)

Providing excellent storage with matching Quartz worktops, fitted shelving, spotlights to ceiling and multipaned internal windows.



Utility

10'4" x 9'2" (3.16 x 2.80)

With Belfast style sink with chrome mixer tap, fitted base cupboards with solid wood worktops, plumbing for automatic washing machine, space for tumble dryer, feature tiled wall, boot bench with wood worktop and shoe cupboard underneath, wood flooring, coat hangers, multipaned character window, built-in storage cupboard and internal stripped door.



Cloakroom

5'11" x 2'6" (1.81 x 0.77)

With low level WC, fitted washbasin with fitted base cupboard underneath, matching tiled flooring and internal stripped door.

Dry Cellar

12'0" x 11'6" (3.68 x 3.53)

With original floors, power, lighting and stripped door.

First Floor

Landing

With cast iron period style radiator, half panelling to walls and the continuation of the charming staircase leading to the second floor with attractive balustrade.

Double Bedroom Three

12'6" x 13'10" (3.83 x 4.24)

With chimney breast, fitted storage cupboard housing the Vaillant boiler, cast iron period style radiator, multipaned window to rear with secondary double glazing and stripped door.



Double Bedroom Four

12'11" x 12'3" (3.96 x 3.75)

With chimney breast with feature display cast iron period style fireplace, cast iron period style radiator, multipaned sash period style window and internal stripped door.

Double Bedroom Five

12'11" x 11'3" (3.95 x 3.45)

With chimney breast with cast iron display period style fireplace, cast iron period style radiator, fitted bespoke children's bunkbed, multipaned sash style window and internal stripped door.



Four-Piece Family Bathroom

14'0" x 8'11" (4.27 x 2.74)

With feature Witt and Berg roll edged bath, twin circular bowl washbasins with fitted base cupboards underneath, low level WC, corner shower cubicle with shower, panelling to walls, tiled splash-backs, decorative beams to ceiling, cast iron period style radiator, mirrored alcove, period style multipaned sash window to rear and internal stripped door.



W.C,

3'11" x 2'8" (1.20 x 0.83)

With low level WC, wash hand basin, sash window and stripped door.

Second Floor

Landing

With half panelled walls, skylight style window and the continuation of the attractive balustrade.

Double Bedroom One

17'9" x 11'2" (5.42 x 3.42)

With feature panelled wall, high ceiling, two cast iron period style radiators, two double glazed multipaned sash style windows with countryside views and stripped door.



Walk-In Wardrobe

5'5" x 3'10" (1.67 x 1.18)

With shelving, two clothes rails and internal pine panelled door.

Dressing Room

12'4" x 5'11" (3.77 x 1.82)

With a comprehensive range of bespoke fitted wardrobes complemented by base cupboards and shelving, high ceiling, cast iron period style radiator, countryside views, two double glazed multipaned sash style windows both having fitted blinds and internal pine door.



En-Suite

11'10" x 3'11" (3.62 x 1.20)

With walk-in double shower, fitted washbasin with fitted base cupboard underneath, low level WC, high ceiling, column style radiator, wall lights, mirror, high ceiling, recessed spotlights, wood effect flooring, panelling to walls and internal pine panelled door.



Double Bedroom Two

12'5" x 12'1" (3.79 x 3.70)

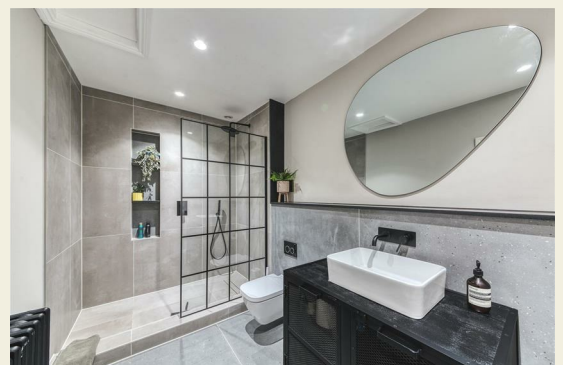
With feature high ceiling, cast iron period style radiator, feature panelled wall, countryside views, double glazed multipaned sash style window and stripped door.



En-Suite

11'2" x 5'10" (3.42 x 1.79)

With large walk-in shower with display alcove and shelves, fitted washbasin with fitted base cupboard underneath, low level WC, attractive tiled splash-backs with matching tiled flooring, high ceiling, recessed spotlights, cast iron period style radiator, extractor fan and internal pine door.



Study/Bedroom Six

9'6" x 9'1" (2.91 x 2.77)

With feature high ceiling, cast iron period style radiator, skylight style window to rear and stripped door.

South-Facing Garden

Enjoying countryside views and offering a high degree of privacy with its large level garden, shaped lawns and gravelled pathways with block paved edging enclosed by fencing.



Large Driveway

A large block paved driveway provides car standing spaces for several vehicles.

Garages/Workshops Space

Subject to planning permission



Two Storey Coach House - (728 sq. ft)

Planning Permission has been granted (now lapsed) to convert the Coach House into Annex accommodation.

Amber Valley Ref. No: AVA/2024/0192



Coach House Ground Floor

28'2" x 13'1" (8.59 x 4.01)

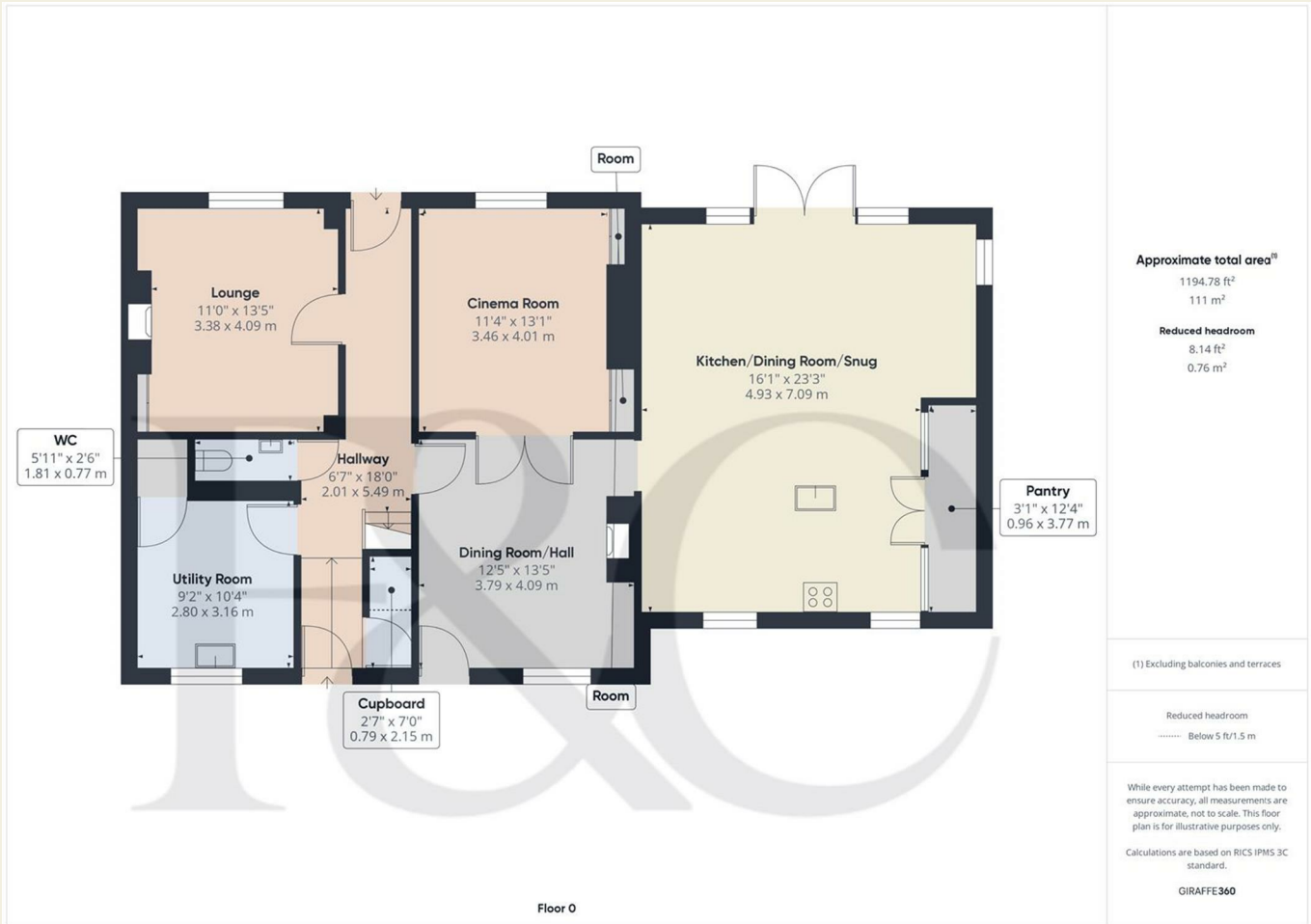
Coach House First Floor

28'2" x 13'1" (8.59 x 4.01)

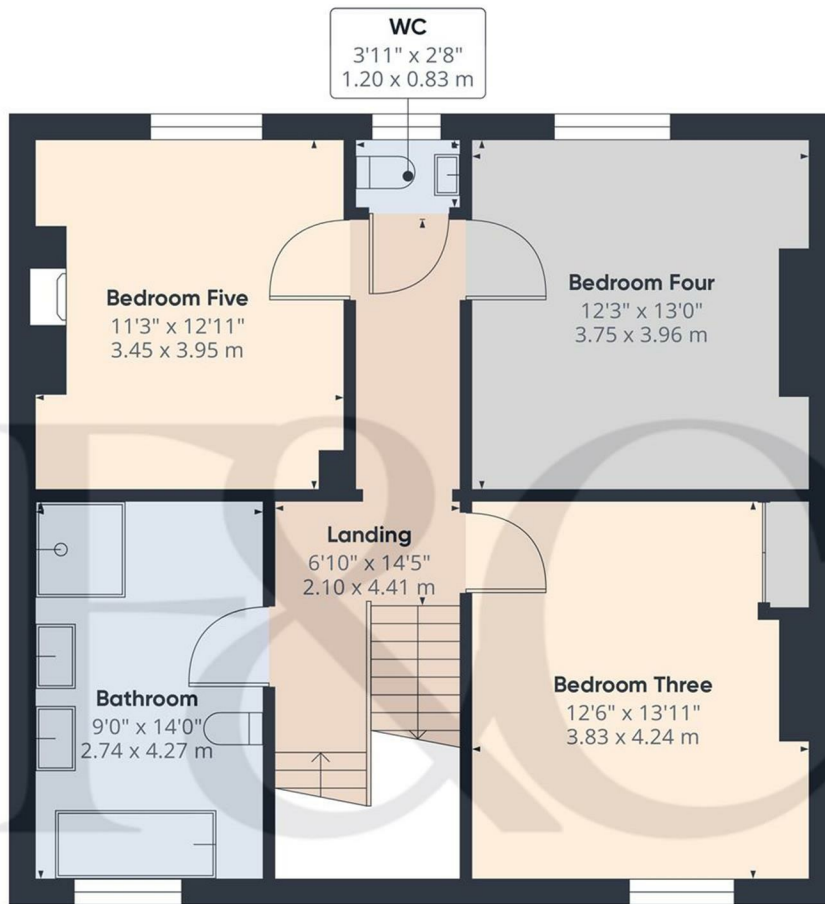
Coach House Garden

To the left hand side of the Coach House is a garden area.

Council Tax - E



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Floor 1

Approximate total area⁽¹⁾
695.78 ft²
64.64 m²

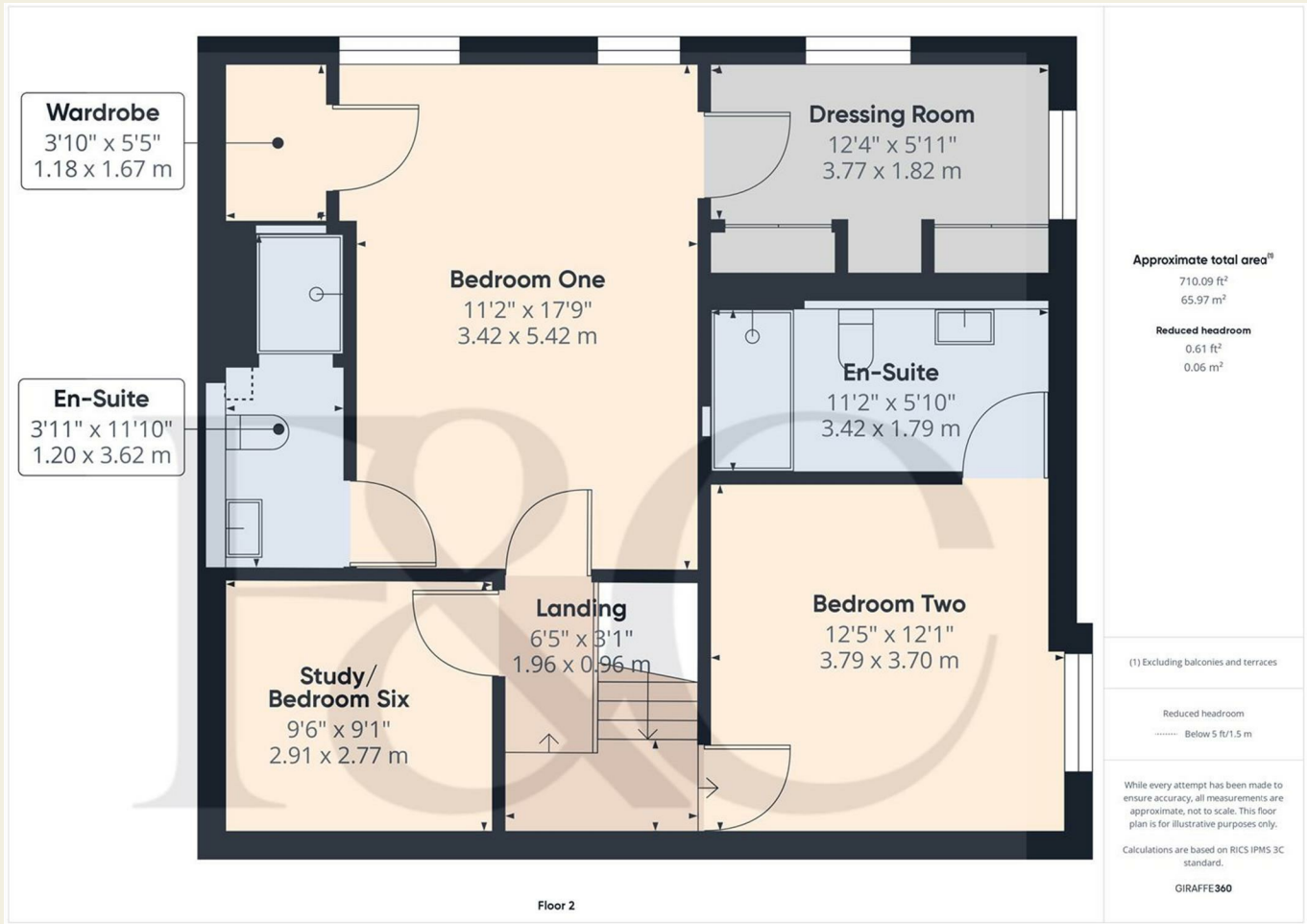
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.