



4 Bed House - Detached

21 Burland Green Lane, Weston Underwood, Ashbourne DE6 4PF

Price £1,000,000 Freehold



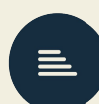
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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Fabulous Ultra Modern 2021 Built Modern Home
- Beautiful Countryside – Far Reaching Views
- Set Well Back – A Quiet Non-Through Lane Adjoining Beautiful Farmland
- Private Position on the Edge of Popular Weston Underwood
- Stunning Living Kitchen/Dining/Family Room – Built-in Appliances
- Comfortable Snug & Quiet Study
- Four Double Bedrooms & Four En-suites
- Landscaped Sunny Gardens – Sun Terrace with Breathtaking Views
- Double Width Block Paved Driveway – Electric Gate
- Double Garage (One of the Garages used as a Studio/Gym)

AN OUTSTANDING ULTRA MODERN HOME – Enjoy an enviable lifestyle within a hyper environmental property with stunning and far reaching rural views.

Modular Design Elements – Glass, natural stone, timber and glass elevations. Under floor heating throughout. The high specification accommodation flows naturally through all three levels of the flexible accommodation which includes a triple aspect living kitchen/dining/family room with bespoke fixtures, a comfortable snug, a quiet study, four bedrooms include four suites with the main bedroom prominently positioned as a penthouse suite at the top of the building with a sun terrace with breathtaking views.

The easy to maintained gardens and sun patio blend with the landscape. Generous car parking with electric gate and double garage.

The Ecclesbourne School, Duffield Catchment Area & The Queen Elizabeth School, Ashbourne (QUEGS)

The Location

The picturesque village of Weston Underwood is approximately 6 miles north of Derby City Centre and 7 miles from the famous market town of Ashbourne, known as the Gateway to the Peak District National Park with famous landmarks including Dovedale and Chatsworth House a short drive away. Carsington Water, a hub for water sports activity and cycling is approximately 20 minutes away. Kedleston Hall, a famous National Trust property is located in an adjoining village less than 2 miles away, where you will also find a renowned golf club which annually hosts the regional qualifiers for the British Open. Nearby Derby provides a high speed train link to London and other destinations and both the M1 and East Midlands Airport are in easy reach.

Weston Underwood boasts a fantastic, small independent farm shop and in its twin village of Mugginton, a short walk away (1 mile), there is a very highly regarded primary school & a superb gastro pub, 'The Cock Inn'. Both are accessible by road and over fields by foot. There are many other delightful local walks around the house, all with beautiful stretching views.

The house is situated in the catchment area for the nationally recognised secondary school 'The Ecclesbourne School' in Duffield. Duffield is approximately 4 miles away and provides an excellent range of amenities including shops, a wine bar, pubs, medical centre, sports facilities and train station. Other well regarded schools in short distance include The Queen Elizabeth School, Ashbourne (QUEGS) and a range of fee paying schools.

Accommodation

Ground Floor

Entrance Hall

10'0" x 8'6" (3.06 x 2.61)

With entrance door with matching side double glazed windows, tile flooring and illuminated staircase leading to first floor.



Cloakroom

4'4" x 3'0" (1.33 x 0.92)

With Villeroy & Boch fittings with low level WC, fitted wash basin with chrome fittings with fitted base cupboard underneath, tile splashbacks, tile flooring with underfloor heating, heated towel rail, recessed spotlights to ceiling, extractor fan and internal oak veneer door.



Double Bedroom Three

14'4" x 10'5" (4.37 x 3.18)

With tile flooring with underfloor heating, recessed spotlights to ceiling, double glazed French doors to front and internal oak veneer door.



En-Suite

10'3" x 3'11" (3.13 x 1.20)

With Villeroy & Boch fittings with walk-in double shower with chrome fittings including shower, fitted wash basin with chrome fittings with fitted base cupboard underneath, low level WC, fully tiled walls, tile flooring with underfloor heating, wall mounted mirror, recessed spotlights to ceiling, extractor fan, skylight window and internal oak veneer door.



Double Bedroom Four

11'3" x 8'5" (3.45 x 2.59)

With tile flooring with underfloor heating, recessed spotlights to ceiling, double glazed window, skylight window and internal oak veneer door.



En-Suite

8'0" x 3'4" (2.44 x 1.03)

With Villeroy & Boch fittings with double shower cubicle with chrome fittings including shower, fitted wash basin with fitted base cupboard underneath, low level WC, fully tiled walls, tile flooring with underfloor heating, heated towel rail, recessed spotlights to ceiling, extractor fan and internal oak veneer door.



Plant Room/Laundry Room

13'11" x 3'9" (4.26 x 1.16)

With underfloor manifolds, hot water cylinder, Monsoon ventilation system, plumbing for automatic washing machine, tile flooring with underfloor heating, media cupboard, super-fast Internet connection and internal oak veneer door.

First Floor

Living Kitchen/Dining/Family Room

23'4" x 15'1" x 14'9" x 10'9" (7.12 x 4.62 x 4.50 x 3.30)



Family Area

With tile flooring with underfloor heating, recessed spotlights to ceiling, large skylight window, beautiful countryside views and open space leading to dining and kitchen areas.



Dining Area

With tile flooring with underfloor heating, sliding double glazed doors opening on to sun patio, beautiful countryside views and open space leading to family and kitchen areas.



Kitchen Area

With inset stainless steel sink unit with Quooker tap, wall and base fitted units with attractive matching quartz worktops, built-in Siemens combination microwave oven, built-in Siemens electric fan assisted oven, integrated fridge/freezer, concealed recycling bin cupboard, integrated Siemens dishwasher, tile flooring with underfloor heating, concealed worktop lighting, double glazed window to front with fitted blind, beautiful countryside views, large skylight window, side double glazed window with further countryside views, staircase with glass balustrade leading to second floor, central fitted island incorporating a Bora induction hob with downdraft extractor fan and a further range of fitted base cupboards providing storage with matching quartz worktops.



Snug

10'5" x 9'7" (3.19 x 2.93)

With tile flooring with underfloor heating, recessed spotlights to ceiling, beautiful countryside views, sliding double glazed doors opening onto sun patio and open square archway leading into open plan living kitchen/dining/family room.



Study

9'1" x 8'1" (2.77 x 2.48)

With tile flooring with underfloor heating, recessed spotlights to ceiling, countryside views, double glazed window to front with fitted blind and internal oak veneer door.

Bedroom Two

10'6" x 9'1" (3.21 x 2.77)

With tile flooring with underfloor heating, beautiful countryside views, recessed spotlights to ceiling, large skylight window, double glazed window to front and internal oak veneer door.



En-Suite

6'6" x 3'11" (1.99 x 1.20)

With Villeroy & Boch fittings with walk-in shower with chrome fittings including shower, fitted wash basin with fitted base cupboard underneath, low level WC, fully tiled walls, tile flooring with underfloor heating, heated towel rail/radiator, recessed spotlights to ceiling, extractor fan, large skylight window and internal oak veneer door.



Second Floor

4'0" x 3'1" (1.22 x 0.94)

With tile floor with underfloor heating, double glazed door giving access to sun balcony and beautiful countryside views.

Bedroom One

15'5" x 9'3" (4.70 x 2.82)

With tile flooring with underfloor heating, recessed spotlights to ceiling, beautiful countryside views, double glazed sliding doors opening onto sun balcony and oak veneer door.



En-Suite

7'2" x 5'11" (2.20 x 1.82)

With Villeroy & Boch fittings with walk-in double shower with chrome fittings including shower, fitted wash basin with fitted base cupboard underneath, low level WC, fully tiled walls, tile flooring with underfloor heating, recessed ceiling spotlighting, extractor fan, double glazed window, large skylight window and internal oak veneer door.



Sun Terrace

21'11" x 15'5" x 11'2" x 2'9" (6.69 x 4.70 x 3.42 x 0.85)

With magnificent, far-reaching views with a warm southerly aspect, composite decking with inset lighting and glass panels.



Front Garden

To the front of the property is a lawned garden with a varied selection of shrubs and plants with Indian stone steps enjoying countryside views and offering an ideal space to erect a summerhouse for example.



Rear Garden

To the rear of the property is a large, porcelain sun terrace adjoining beautiful open fields and countryside with a warm south facing aspect.



Driveway

A double width block paved driveway provides car standing spaces for approximately four/five vehicles. The property benefits from sliding electric gates.



Garage One

19'5" x 11'6" (5.94 x 3.53)

With power, lighting, insulated walls, large skylight window, integral door giving access to garage two and double opening electric front doors.



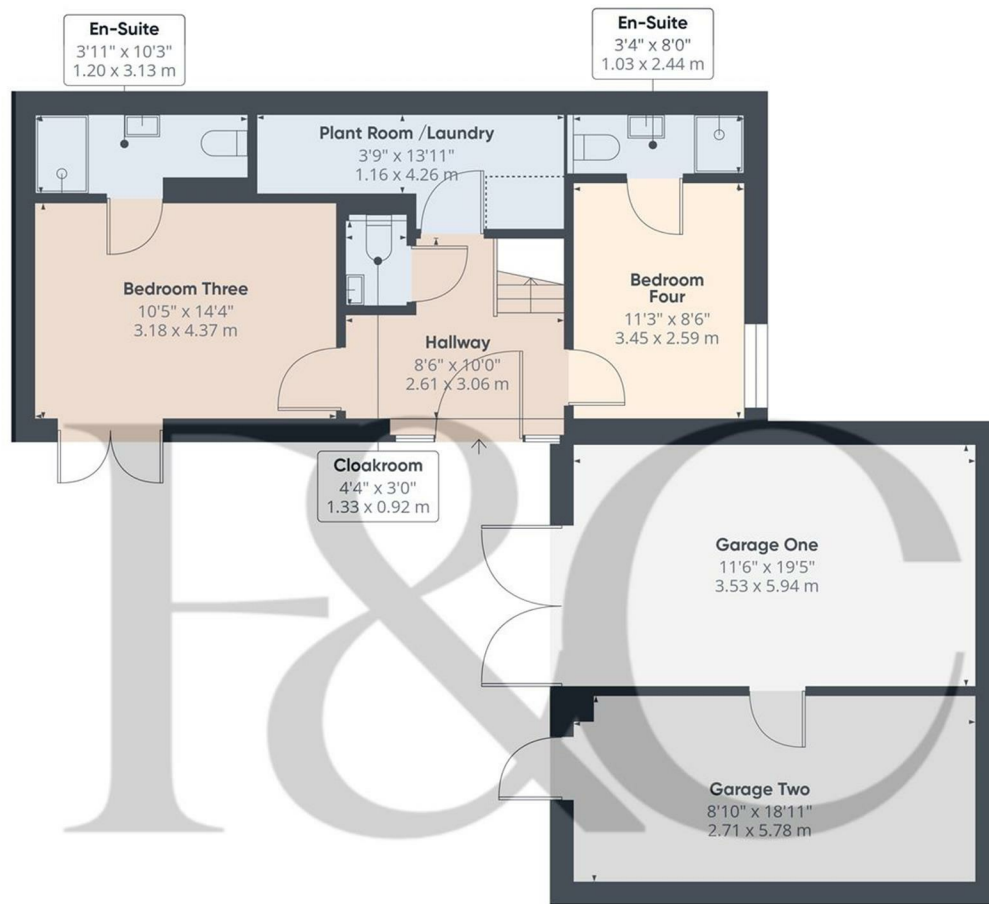
Garage Two

18'11" x 8'10" (5.78 x 2.71)

With insulated walls, power, lighting, recessed spotlights, large skylight window, front door and currently used as a studio.

Council Tax Band F





Floor 0

Approximate total area⁽¹⁾

871 ft²
80.8 m²

Reduced headroom

8 ft²
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

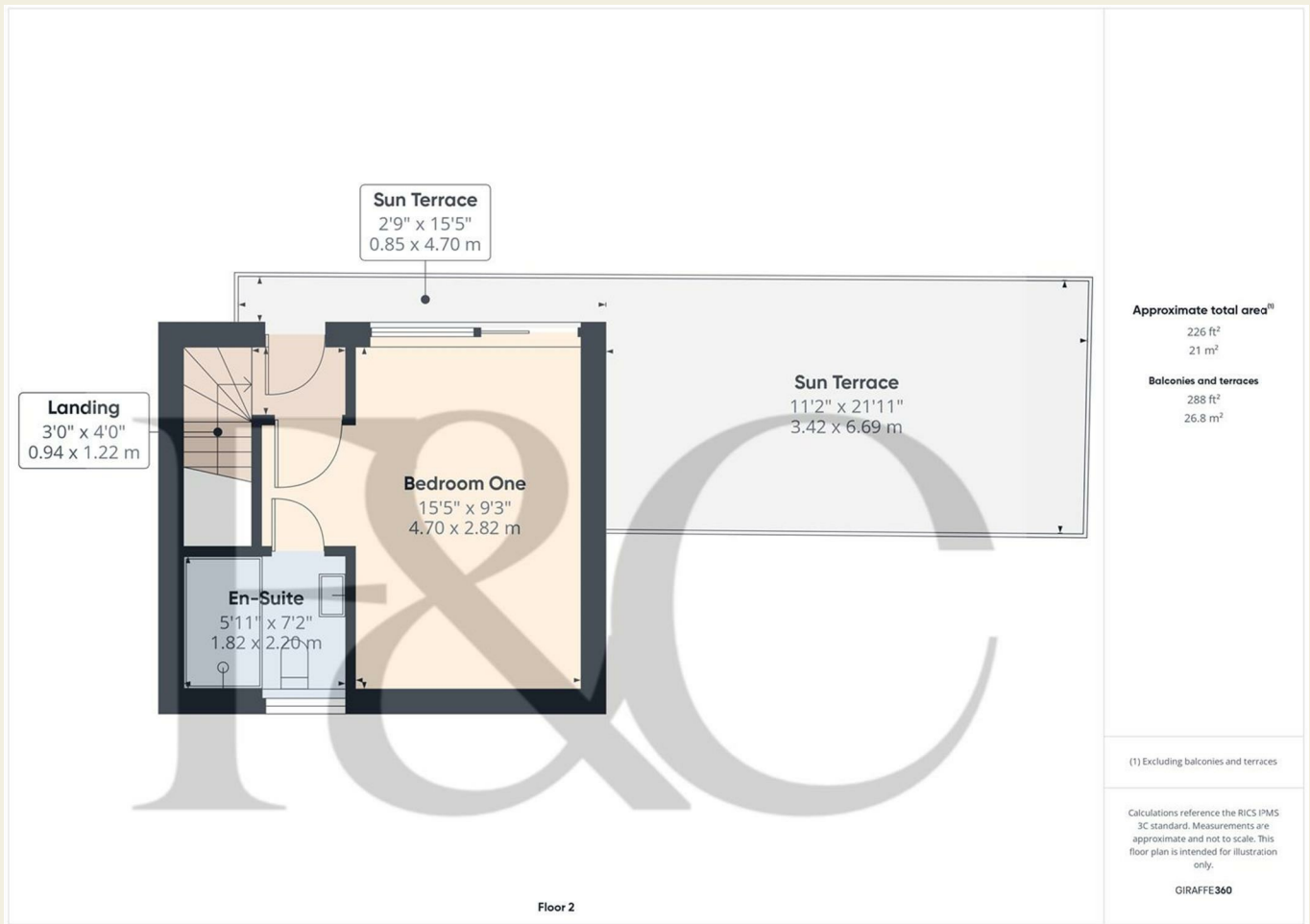
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0



Floor 1

Approximate total area^m

1954 ft²

181.3 m²

Balconies and terraces

288 ft²

26.8 m²

Reduced headroom

24 ft²

2.2 m²

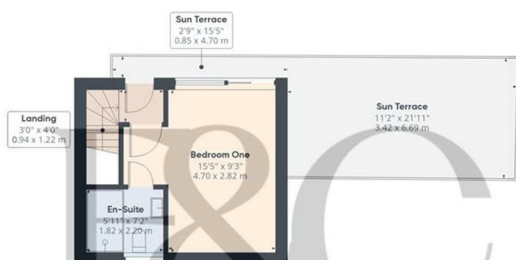
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 2

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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