



Plot 4 The Wardlow

Derby Road

Duffield

Belper

Derbyshire

DE56 4FL

Price

- Sought after location
- Substantial detached family home
- Double glazing and gas central heating
- Entrance hall and guest cloakroom
- Lounge and open plan kitchen/diner with utility off
- Three bedrooms and large family bathroom to first floor
- Master bedroom with luxury en-suite and walk-in dressing room to the second floor
- Detached double garage and easy to manage garden
- VIEWING ESSENTIAL
- Ecclesbourne School catchment

SCARGILL
MANN & CO

EST. 1995

BURLEY VIEW

Burley View is a select development of fifteen, four and five bed roomed prestigious family homes by Ivygrove Developments, situated in Duffield Village within the district of Amber Valley. Burley View is positioned 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 motorways.

The homes are located within walking distance of William Gilbert and Duffield Meadows primary schools and the coveted Ecclesbourne Secondary School. The homes also have the benefit of open countryside views towards Burley Hill and Quarndon Village.

Ivygrove is an established family run business providing prestige commercial and residential developments across Derbyshire and the Midlands.

GENERAL INFORMATION

A substantial detached family home, being part of this exclusive residential development with a contemporary design of quality and style providing a superb family home and offering four bed roomed accommodation with the benefit of double glazing and gas central heating.

Individually designed using quality materials throughout this property will offer, wide reception hallway, guest cloakroom, large lounge with feature fireplace, open plan dining kitchen with a quality range of fitted units and appliances with utility room off. To the first floor off the spacious landing access is gained to three bedrooms and a good sized family bathroom. Two of the bedrooms will have access to a balcony. To the second floor is a large master bedroom with luxury en-suite shower room and formal dressing room.

Outside is an easy to manage garden and a detached double garage.

The sale provides a very genuine opportunity to acquire this substantial detached family home currently under the course of construction within a renowned and popular location - for further details, please contact the agent.

LOCATION



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The property's location is arguably one of the most sought after locations within Derby. It has ease of access to comprehensive and well-respected facilities including doctor's surgeries, cosmopolitan shopping, restaurants and bars and being within the highly regarded Ecclesbourne School catchment. There is also ease of access to Derby City centre, the local railway stations linking to Derby and London, the Chevin Golf Club and many other recreational facilities.

ACCOMMODATION

ON THE GROUND FLOOR

WIDE RECEPTION HALL

With stairs to the first floor off.

GUEST CLOAKROOM

1.80 x 1.40 (5'11" x 4'7")

LOUNGE

5.6 x 4.6 (18'4" x 15'1")

With feature fireplace.

OPEN PLAN KITCHEN/DINING ROOM

8.5 x 4.48 (27'11" x 14'8")

Comprising:

KITCHEN AREA

Comprehensively fitted units with integrated appliances and bi-folding doors.

DINING AREA

UTILITY ROOM

3.08 x 1.8 (10'1" x 5'11")

With fitted units.

ON THE FIRST FLOOR

SPACIOUS LANDING

BEDROOM TWO

4.6 x 4.37 (15'1" x 14'4")

BEDROOM THREE

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

Access to a balcony.

BEDROOM FOUR/STUDY

3.68 x 2.83 (12'1" x 9'3")

LARGE FAMILY BATHROOM

3.35 x 2.2 (11'0" x 7'3")

Comprising four piece suite.

ON THE SECOND FLOOR

MASTER BEDROOM

5.27 x 3.85 max (17'3" x 12'8" max)

WALK-IN DRESSING ROOM

3.25 x 2.36 (10'8" x 7'9")

Having fitted wardrobes.

LUXURY ENSUITE SHOWER ROOM

3.1 x 2.95 (10'2" x 9'8")

OUTSIDE & GARDENS

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Easy to manage rear garden. Driveway leading to:

DETACHED DOUBLE GARAGE

COUNCIL TAX BAND & SCHOOL CATCHMENTS

Derby City Council - Band TBC. Ecclesbourne School catchment.

DIRECTIONAL NOTE

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From Derby proceed via the main A6 travelling through Darley Abbey and Allestree and upon entering Duffield the property is situated on the left hand side.

VIEWING

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Strictly by appointment through Scargill Mann & Co - Derby office (DM/SE).

THE WARDLOW



GROUND FLOOR

Living Room	4.6m x 5.6m	15'1" x 18'4"
W/C	1.40m x 1.80m	4'7" x 5'11"
Kitchen/Dining	8.5m x 4.48m	27'11" x 14'8"
Utility	3.08m x 1.8m	10'1" x 5'11"



FIRST FLOOR

Bedroom 2	4.37m x 4.6m	14'4" x 15'1"
Bedroom 3	4.05m x 4.05m	13'3" x 13'3"
Bedroom 4	2.83m x 3.68m	9'3" x 12'11"
Family Bathroom	2.2m x 3.35m	7'3" x 11'



SECOND FLOOR

Bedroom 1	5.27m x 3.85m(max)	17'3" x 12'8"(max)
En-suite	2.95m x 3.1m	9'8" x 10'2"
Dressing Room	2.36m x 3.25m	7'9" x 10'8"

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

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