



Plot 13 The Middleton
Derby Road
Duffield
Belper
Derbyshire
DE56 4FL

Price

- Estimated completion - Oct 2022
- The Ecclesbourne School catchment
- Sought after location
- Substantial detached family home
- Double glazing and gas central heating
- Entrance hall and guest cloakroom
- Lounge and large dining kitchen with utility off
- Master bedroom with walk-in dressing room and luxury en-suite
- Three further bedrooms and large family bathroom to first floor
- Guest bedroom five with en-suite and separate gym/study to second floor

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 five bed roomed accommodation with the benefit of double glazing and gas central heating.

Constructed to this highest standard and detailed specification the property will offer, wide reception hallway, guest cloakroom, good sized lounge with feature fireplace, large family living dining kitchen with a quality range of fitted units and built in appliances and useful utility room off. To the first floor off the landing access is gained to the master bedroom with delightful balcony, large walk-in dressing room and luxury en-suite shower room, there are three additional bedrooms to this floor and a large family bathroom. To the second floor access is gained to a fifth guest bedroom with en-suite shower room and a second room which could be used as an office or gym.

Outside is an easy to manage garden and an integral 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

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

2 x 1.5 (6'7" x 4'11")

LOUNGE

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

With feature fireplace.

LARGE LIVING DINING KITCHEN

6.65 x 4.15 (21'10" x 13'7")

Comprising:

KITCHEN AREA

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

DINING AREA

UTILITY ROOM

4.15 x 1.7 (13'7" x 5'7")

With fitted units.

ON THE FIRST FLOOR

SPACIOUS LANDING

MASTER BEDROOM

4.6 x 4.05 (15'1" x 13'3")

Access to a delightful balcony.

WALK-IN DRESSING ROOM

4.25 x 2.42 (13'11" x 7'11")

LUXURY EN-SUITE SHOWER ROOM

3.4 x 2.12 (11'2" x 6'11")

Twin bowl wash hand basin, large double shower and low level w.c.

BEDROOM TWO

4.6 x 4.47 (15'1" x 14'8")

BEDROOM THREE

4.07 x 3.9 (13'4" x 12'10")

Access to a balcony.

BEDROOM FOUR

3.65 x 3.34 (12'0" x 10'11")

Access to a balcony.

LARGE FAMILY BATHROOM

3.37 x 2.35 (11'1" x 7'9")

Comprising four piece suite.

ON THE SECOND FLOOR

GUEST BEDROOM FIVE

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

EN-SUITE SHOWER ROOM

2.7 x 2.5 (8'10" x 8'2")

Low level w.c., was hand basin, shower cubicle.

STUDY/GYM

5.75 x 4 (18'10" x 13'1")

OUTSIDE & GARDENS

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Easy to manage rear garden. Driveway leading to:

INTEGRAL 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 MIDDLETON



GROUND FLOOR

Living Room	4.6m x 5.6m	15'1" x 18'4"
W/C	2.00m x 1.5m	6'7" x 4'11"
Family Room	5.25m x 4.6m	17'3" x 15'1"
Kitchen/Dining	4.15m x 6.65m	13'7" x 21'10"
Utility	1.7m x 4.15m	5'7" x 13'7"



FIRST FLOOR

Bedroom 1	4.05m x 4.6m	13'3" x 15'1"
En-suite	2.12m x 3.4m	6'11" x 11'2"
Dressing Room	4.25m x 2.42m	13'11" x 7'11"
Bedroom 2	4.47m x 4.6m	14'8" x 15'1"
Bedroom 3	3.9m x 4.07m	12'10" x 13'4"
Bedroom 4	3.65m x 3.34m	12' x 10'11"
Family Bathroom	2.35m x 3.37m	7'9" x 11'1"



SECOND FLOOR

Bedroom 5	5.27m x 3.85m(max)	17'3" x 12'8"(max)
En-suite	2.7m x 2.5m	8'10" x 8'2"
Gym	5.75m x 4.0m	18'10" x 13'1"

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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