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The Wilderness, 398 Duffield Road Derby, DE22 1ES



A sumptuously appointed four bedroom mature detached residence enjoying an enviable location off the popular Duffield Road.

- Ecclesbourne School catchment • Impressively appointed throughout • Now forming part of The Cedars development
- Entrance hall, ground floor cloakroom, superb lounge and formal dining room • Breakfast room, gymnasium/office, luxuriously appointed fitted breakfast kitchen with adjacent utility room
- Principal bedroom with luxury en-suite bathroom • Guest bedroom with en-suite shower room • Two additional bedrooms and luxuriously appointed family bathroom •

Price £795,000



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GENERAL INFORMATION

THE PROPERTY

Occupying an enviable location off the popular Duffield Road and forming part of the new 'The Cedars' development, this mature traditionally style detached residence offering sumptuously appointed and well presented accommodation significantly improved to a high standard and specification.

The impressive accommodation extends to wide reception hallway, guest cloakroom, good size lounge with magnificent feature fireplace, formal dining room, breakfast room, large gymnasium/ office, sumptuously appointed fitted breakfast kitchen fitted with a quality range of units and full integrated appliances including triple oven, combination microwave, coffee machine, dishwasher, wine cooler and fridge/ freezer. Adjacent utility room and walk-in shelved pantry. To the first floor off a galleried landing access is gained to the principal bedroom which has a quality range of fitted wardrobes and a luxuriously appointed en-suite bathroom. There is a guest bedroom with en-suite shower room, two additional bedrooms and a large sumptuously appointed five piece bathroom with Jacuzzi.

Outside is a large patio area ideal for al fresco dining with built-in barbecue. There is ample car standing space.

The sale provides a very genuine opportunity for a discerning purchaser to acquire this sumptuously appointed detached residence in a renowned and favoured location. For further information please contact the agent.

LOCATION

The property is situated off the popular Duffield Road which boasts ease of access to comprehensive facilities both at Allestree and Derby city centre. Fast access is also gained to the A38 which links to the motorway networks of the M1.

ACCOMMODATION

ENCLOSED PORCH

Providing access to:

ENTRANCE HALL

With tiled floors. Stairs to the first floor off with glazed panelled and pine handrail. Double doors to rear, under stairs storage cupboard and central heating radiator.

GUEST CLOAKROOM

With low level w.c., vanity wash hand basin with tiled surround. Chrome heated towel rail. Tiled floor, decorative spot-lighting and extractor fan.

LOUNGE 4.49m x 5.44m (14'9" x 17'10")

With bi-folding doors providing access to a delightful patio area. Stone feature fireplace with marble inset and hearth incorporating wood burning stove. Central heating radiator.

DINING ROOM 4.35m x 5.59m (14'3" x 18'4")

With tiled floor. Stone open feature fireplace. Bi-folding doors providing access to rear garden.

BREAKFAST ROOM 4.02m x 2.41m (13'2" x 7'11")

With tiled floor. Feature fireplace. Decorative spot-lighting.

GYMNASIUM/ OFFICE 5.5m x 6.28m (18'1" x 20'7")

With full height twin double built-in storage cupboards with shelving. Exposed beamed vaulted ceiling. Large picture window and bi-fold door providing access to the front. Tiled floor.

SUMPTUOUSLY APPOINTED BREAKFAST KITCHEN 4.0m x 8.0m (13'1" x 26'3")

Offering a quality range of high specification fitted units with a central island which provides breakfast bar facilities, a range of fitted cupboards and an inset sink with mixer taps over. There is an abundant range of mixed coloured base



units with granite work surfaces and upstands and a complementary range of full-height cupboards which houses an American fridge freezer, two ovens with a combination oven and grill plus a coffee machine (all integrated). There is an adjacent tall / broom storage cupboards. Downlighting. Ceramic tiled floor. Bi-folding doors providing access to a delightful barbeque patio style garden. Integrated wine cooler. Walk-in shelved pantry with tall cupboard.

UTILITY ROOM 2.45m x 2.45m (8'0" x 8'0")

With tiled floor, plumbing for automatic washing machine, tumble dryer point. A range of base cupboards and tall storage cupboards. Boiler providing domestic hot water and servicing the central heating system. Inset Belfast sink unit with work surfaces adjacent. Double central heating radiator.

FIRST FLOOR ACCOMMODATION

PASSAGE LANDING

With doors leading off.

BEDROOM ONE 4.4m x 4.0m (14'5" x 13'1")

With built-in wardrobes and storage cupboards over. Adjacent bed-side cabinets. A comprehensive range of drawers and dressing table. TV point.

LUXURY EN-SUITE

With walk-in shower with body-jets and waterfall shower, glazed side screen, tiled floor and surrounds. Full tiling to main walls, vanity wash hand basin, free-standing bath with chrome pillar taps, low level w.c., bidet. Contemporary chrome heated towel rail.

BEDROOM TWO 3.0m x 5.3m (9'10" x 17'5")

With built-in wardrobes with mirrored doors to front.

EN-SUITE SHOWER ROOM

With low level w.c., pedestal wash hand basin, shower

cubicle with tiled surrounds, shower over and glazed door to front. Full tiling to main walls and tiled floor. Chrome heated towel rail, decorative spot-lighting, extractor fan.

BEDROOM THREE 2.95m x 3.66m (9'8" x 12'0")

With built-in wardrobe with mirrored door to front.

BEDROOM FOUR 2.69m x 3.4m (8'10" x 11'2")

With built-in wardrobe. Central heating radiator.

SUMPTUOUSLY APPOINTED BATHROOM

With large bath with Jacuzzi. Walk-in shower with rain waterfall shower and body-jets. Twin bowl vanity wash hand basin on raised marble top with storage beneath. Low level w.c. Full tiling to main walls and tiled floor. Chrome heated towel rail. Tall storage cupboard.

OUTSIDE AND GARDENS

There is an easy to manage patio garden with porcelain tiles, built-in gas barbecue and arbour over.

To the front is ample car standing space.

DIRECTIONAL NOTES

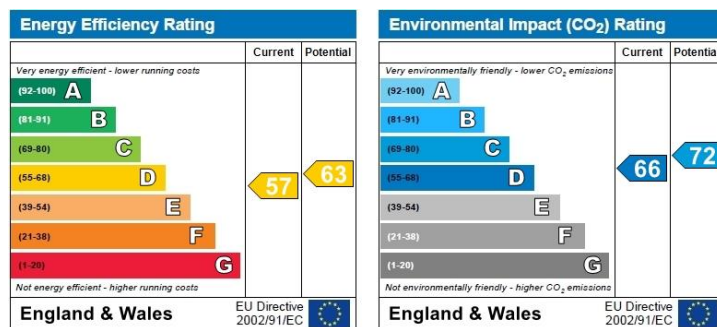
From Derby proceed along the main Duffield Road, having past the traffic island by The Broadway pub the property is then situated approximately 1 mile further along on the right hand side.

COUNCIL TAX BAND

Derby City Council - Band G

VIEWING

Strictly by appointment through Scargill Mann & Co - Derby office (DM/DLW June 2020)



CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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