



**BURLEY VIEW**

DUFFIELD, DERBYSHIRE



**THE GATEHOUSE**

## EXCLUSIVE LIVING IN THE HEART OF DERBYSHIRE

Burley View is a select development of fifteen, four and five bedroomed prestigious family homes by Iygrove, situated in Duffield Village within the district of Amber Valley. Burley View is positioned just 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. Iygrove is an established family run business providing prestige commercial and residential developments across Derbyshire and the Midlands.



View to Burley Hill Quarndon

## LOCATION



# THE GATEHOUSE

The Gatehouse is an individual, architect designed home situated on the exclusive Burley View development in Duffield. The unique property incorporates a Victorian gatehouse built in 1898.

This original part will be renovated and refurbished in a sympathetic style to incorporate traditional windows and doors. This property showcases the juxtaposition of old and new architecture with the addition of a striking, modern, two storey, aluminium framed, glazed link hallway to a newly built contemporary extension. The modern extension incorporates traditional block and brick, rendered panels, and bespoke zinc standing seam cladding to the walls and roof.

On completion the superb four bedroom home constructed to the highest standard and specification will comprise; a very large 700sq ft. open plan kitchen with living and dining areas, and large bi-fold doors onto the rear garden. There is also a separate lounge with feature fireplace, utility and w/c.

The master bedroom situated upstairs in the modern extension has a luxury en-suite with a separate walk in dressing room and features a stunning glass balcony to the south elevation taking in the countryside views towards Burley Hill.

There are two further large bedrooms with beautiful glass balconies and a contemporary family bathroom.

The first floor of the original gatehouse building incorporates the fourth bedroom along with en-suite and separate study, a perfect space for guests or teenage children.

The property is accessed via electronic sliding gate opening into a private courtyard with ample parking spaces for several vehicles and a large double integral garage. The Gatehouse also benefits from low maintenance south facing gardens.

## SITE PLAN



PLOTS A, B & C.

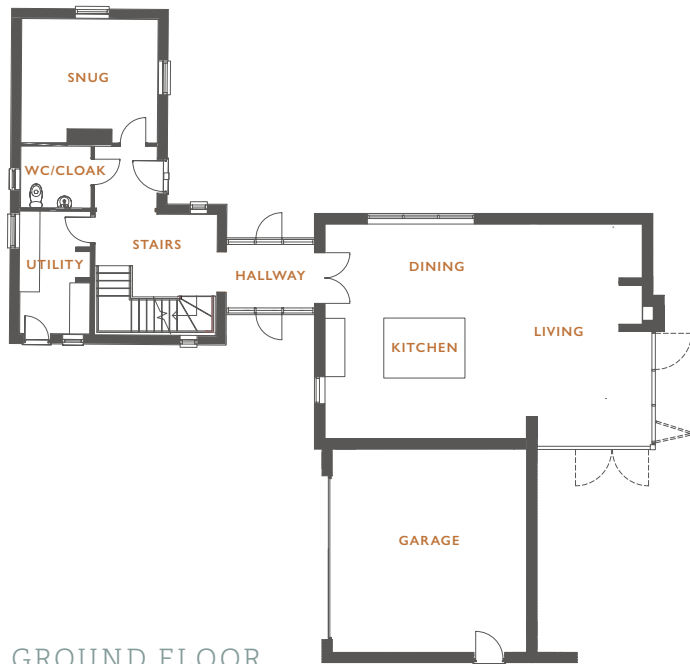
SOLD

D. THE GATEHOUSE





# THE GATEHOUSE



GROUND FLOOR

Living/Kitchen/Dining	9.35m x 6.53m	30'8" x 21'5"
Utility	2.05m x 3.48m	6'9" x 11'5"
Snug	4.05m x 3.65m	13'3" x 11'12"
WC/Cloakroom	2.08m x 1.8m	6'10" x 5'11"
Garage	5.75m x 6.01m	18'10" x 19'9"



FIRST FLOOR

Bedroom 1	5.7m x 6.18m	18'8" x 20'3"
Dressing Room	3.29m x 2.47m	10'10" x 8'1"
En-Suite 1	3.29m x 2.03m	10'10" x 6'8"
Bedroom 2	5.18m x 3.16m	16'12" x 10'4"
Bedroom 3	4.98m x 3.13m	16'4" x 10'3"
Bathroom	3.3m x 2.03m	10'10" x 6'8"
Bedroom 4	4.18m x 3.6m	13'9" x 11'10"
En-Suite	2.58m x 1.8m	8'6" x 5'11"
Study	2.08m x 3.6m	6'10" x 11'10"

# SPECIFICATION – QUALITY AND STYLE

Contemporary designed homes with open plan living, featuring large bifold doors onto the rear garden, first floor balconies and vaulted ceilings. The exterior design utilises quality external finishes such as Derbyshire stone, render and aluminium windows.

## KITCHENS

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A selection of sleek modern contemporary kitchens with a choice of door finishes and coordinating worktops. Stainless steel appliances including double oven and hob with extractor fan and integral fridge freezer and dishwasher.

## BATHROOM & EN-SUITES

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Contemporary bathroom and en-suites with Ideal Standard sanitaryware in white with chrome fittings, towel rails and walk-in showers.

## ELECTRICAL AND SECURITY

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Electrical sockets and lighting throughout including television points to main living areas and bedrooms. Smoke detectors to all floors. For extra security an advanced burglar alarm security system is fitted as standard, all external windows and doors have a multi-point locking system. Electrically crafted timber garage door.

## FLOORING

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A choice of hardwood or ceramic tile flooring to hallway, kitchen and dining/family room areas.

## FLOOR AND WALL TILING

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A selection of floor, wall and splash-back tiling to kitchen, bathroom and en-suites, with full height wall tiling to bathrooms and en-suites.

## GARDEN & EXTERNAL FEATURES

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Each home has a feature entrance door with canopy, wall mounted lighting to entrance area and rear patio areas. Paved patio to rear garden with footpaths linking front and rear garden. Turfed rear and front gardens.

## EFFICIENT CENTRAL HEATING

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Efficient gas fired central heating with system boiler and thermostatic rad valves to radiators where applicable. Energy efficient wood burning stoves to main living room.



This brochure aims to provide accurate information, however, Ivygrove homes reserve the right to amend if required. All images provided are for illustrative purposes, dimensions may differ and are not intended to be relied upon, nor to form part of any contract. Please check with your sales advisor.

FOR FURTHER ENQUIRIES

**SCARGILL MANN & CO.**

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TELEPHONE: 01332 207720



[WWW.IVYGROVEHOMES.CO.UK](http://WWW.IVYGROVEHOMES.CO.UK)