



ANDERSON-DIXON



**570 Duffield Road**  
Allestree, Derby, DE22 2ES

Sit at the end of a private and secluded driveway, sits this impressive detached family home boasting over xxx square foot of spacious modernised interior, with integral annex and double garage with additional ancillary accommodation.

Asking Price £1,175,000



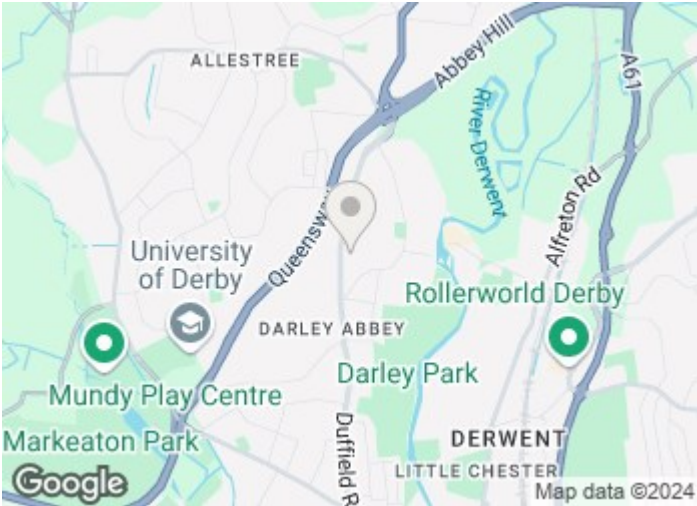
570 Duffield Road

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- Individual detached residence with style and character
  - Features four reception rooms
  - Offers five bedrooms and two bathrooms
  - Includes an excellent additional one-bedroom annexe/studio
- Located in the Ecclesbourne School catchment area
  - Includes a beautiful living kitchen/dining room and pantry
  - Situated on private gardens and grounds around 0.75 acre
- Offers far-reaching views opposite Allestree Park
  - Comes with an attached one-bedroom annexe with a kitchen/diner and shower room
  - Boasts a gated large driveway and impressive three-car garage

DESCRIPTION	LIVING / KITCHEN / DINING	EN-SUITE BATHROOM
ENTRANCE PORCH	7'36 x 6'16 x 5'03 (2.13m x 1.83m x 1.60m)	10'5 9'6 (3.18m 2.90m)
ENTRANCE HALL	INNER LOBBY	BEDROOM TWO
CLOAKROOM	PANTRY	BEDROOM THREE
16'4" x 6'6" (5.00 x 2.00)	.6'11" 10'11" (.2.11m 3.33m)	11'1 10'1 (3.38m 3.07m)
FAMILY ROOM	UTILITY / LAUNDRY ROOM	BEDROOM FOUR
15'9 13'9 (4.80m 4.19m)	9'11 x 9'6 (3.02m x 2.90m)	11'6 7'9 (3.51m 2.36m)
DRAWING ROOM	FIRST FLOOR	BEDROOM FIVE
19'7 11'8 (5.97m 3.56m)	LANDING	10'0 5'8 (3.05m 1.73m)
GAMES ROOM	ROOF SPACE	FAMILY BATHROOM
16'0 x 15'0 (4.88m x 4.57m)	BEDROOM ONE	8'7 8'0 (2.62m 2.44m)
STUDY	16'0 15'1 (4.88m 4.60m)	SEPARATE WC
10'7 9'6 (3.23m 2.90m)	DRESSING ROOM	15'1 2'1 (4.60m 0.64m)
	11'5 7'8 (3.48m 2.34m)	SELF CONTAINED ANNEXE



Directions



# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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