



HOPKINS & DAINTY

ESTATE AGENTS



Burton Road, Derby, DE23 6AD

£550,000

****OPEN 7 DAYS**** HOPKINS & DAINTY of TICKNALL are delighted to offer for sale this very large 7 BEDROOM AND 4 RECEPTION ROOM Victorian house, retaining a plethora of original features to include original Minton tiled flooring, large rooms, coving and ceiling roses etc. The accommodation has double glazing (all rear windows replaced last year) and gas central heating (new boiler 2 years ago) and in brief has to offer: Entrance porch, entrance hall with stunning original Minton floor tiles and access to the cellar, downstairs W.C., four reception rooms, kitchen (replaced in 2023) and a utility room. To the first floor there are four bedrooms, the master bedroom having a walk-in dressing room and luxury 5 piece en-suite bathroom plus there is a brand new shower room. On the second floor there are a further three bedrooms, one with en-suite shower room plus there is a separate shower room. Outside there is a rear garden and to the front off road parking. This beautiful period property is an absolute delight and provides ready to move into accommodation which would be ideal for a multitude of uses. If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone.

Entrance porch

With stained glass door into:

Entrance hall



With original Minton tiled flooring, decorative archway, coving to the ceiling, built in triple cupboard, stairs off to the first floor, door to:

Downstairs W.C.



With W.C., wall mounted wash hand basin, radiator, window to the side, tiled flooring.

Reception room 1 17'7" x 14'0" (5.37 x 4.29)



With bay window to the front, coving to the ceiling, exposed wooden floorboards. ceiling rose, radiator, feature marble fireplace with inset gas fire.

Reception room 2 14'9" x 12'4" (4.51 x 3.78)



With radiator, window to the front, exposed wooden floorboards, archway through to:

Reception room 3 12'8" x 11'4" (3.88 x 3.47)



With radiator, brick fireplace with recess into chimney

breast, exposed wooden floorboards. double opening French doors leading out onto the rear garden.

Reception room 4 11'8" max x 9'4" max (3.57 max x 2.87 max)



With window to the side, exposed wooden floorboards, decorative fireplace, radiator.

Kitchen 15'0" x 9'11" (4.59 x 3.04)



Re-fitted with a range of matching wall and base units, real wood working surfaces with inset twin Belfast sink, fitted SMEG cooker with electric oven with six gas burner over, integrated dishwasher, appliance space for American style fridge/freezer, spotlights to ceiling, two windows to the rear, tiled floor with underfloor heating.

Utility room 10'1" x 4'11" (3.08 x 1.51)

With windows to the rear and side, door to the side leading out onto the rear garden, appliance space and plumbing for washing machine and tumble dryer, quarry tiled flooring.

The First floor



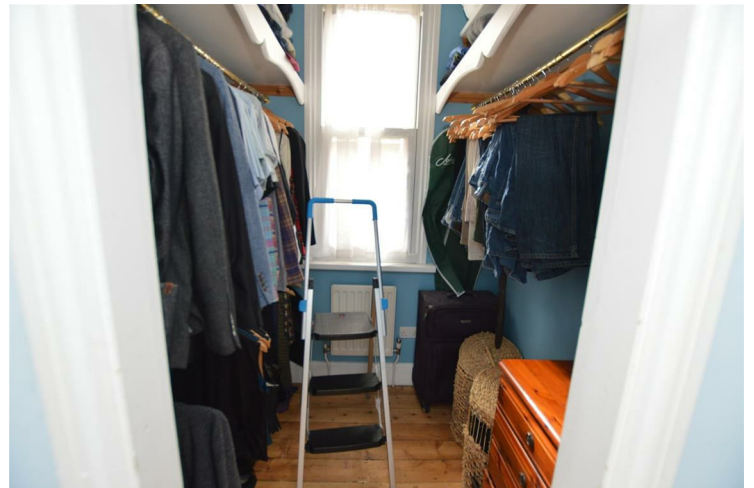
With window to the rear,

Bedroom 1 14'6" x 14'6" (4.44 x 4.42)



With two windows to the front, coving to the ceiling, ceiling rose, exposed wooden floorboards, radiator, decorative marble fireplace, fitted double wardrobe, decorative archway with columns leading to:

Walk-in dressing room



With exposed wooden floorboards, window to the side, radiator.

En-suite bathroom



Fitted with a five piece suite comprising: double ended roll top bath with claw feet, shower cubicle, W.C., bidet, fitted unit with a marble top and twin inset wash hand basins, ceramic tiled floor with inset led lights around the bath, window to the side, radiator.

Bedroom 2 14'11" x 12'11" (4.56 x 3.96)



With two windows to the front, exposed wooden floorboards, radiator, coving to the ceiling, door to:

Walk in wardrobe/study area 8'5" x 4'8" (2.58 x 1.44)



With window to the front.

Bedroom 3 12'10" x 12'0" (3.92 x 3.67)



With exposed wooden floorboards, radiator, window to the rear, fitted vanity unit with inset wash hand basin.

Bedroom 4 10'4" x 9'7" (3.16 x 2.93)



With window to the rear, radiator.

Shower room



Fitted with a shower cubicle, fitted vanity unit with inset wash hand basin and storage drawers under, W.C., heated towel rail, window to the rear, partially tiled walls.

The Second floor



Bedroom 5 15'3" x 12'11" (4.67 x 3.94)



With exposed wooden floorboards, radiator, window to the front, door to:

Walk-in wardrobe 9'6" x 4'8" (2.91 x 1.44)

With Velux skylight to ceiling.

Bedroom 6 13'5" x 11'10" (4.10 x 3.61)



With exposed wooden floorboards, radiator, window to the rear.

Bedroom 7 10'11" x 10'11" (3.35 x 3.35)



With exposed wooden floorboards, window to the side and front, radiator, wall mounted glass circular wash hand basin, opening to:

En-suite shower room

Fitted with a shower cubicle with feature glass brick wall, W.C., heated towel rail, tiled walls, Velux window.

Shower room

Fitted with a shower cubicle, W.C., pedestal wash hand basin, Velux skylight, radiator.

Outside



The property has generous off road parking to the front and to the rear the garden consists of patio areas, gravelled areas and planted borders.

Important Information

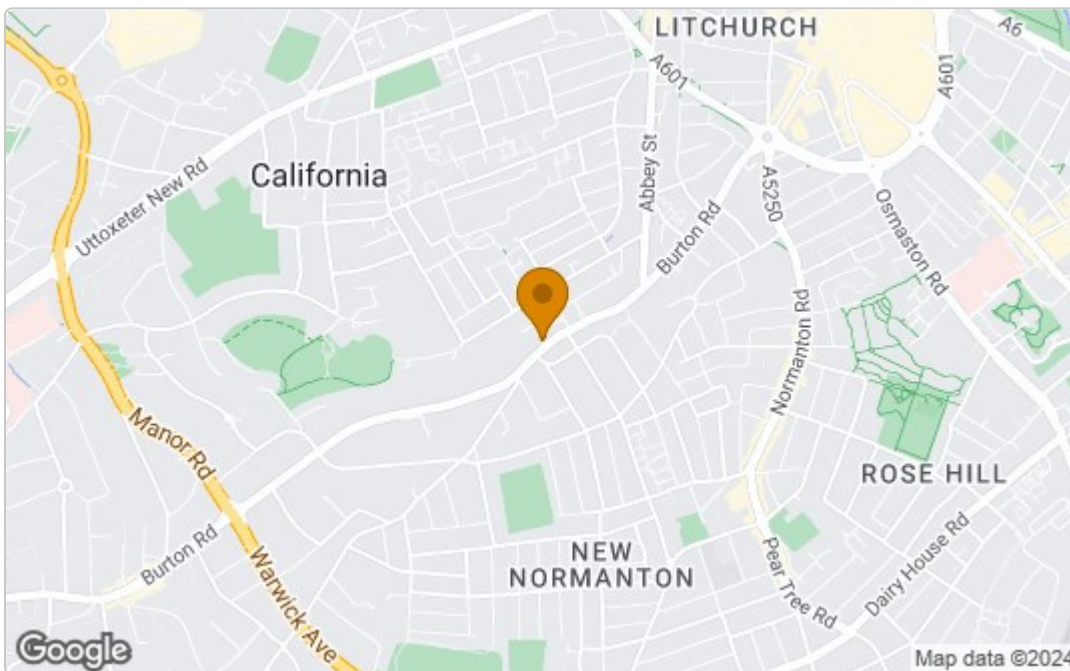
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Floor Plan

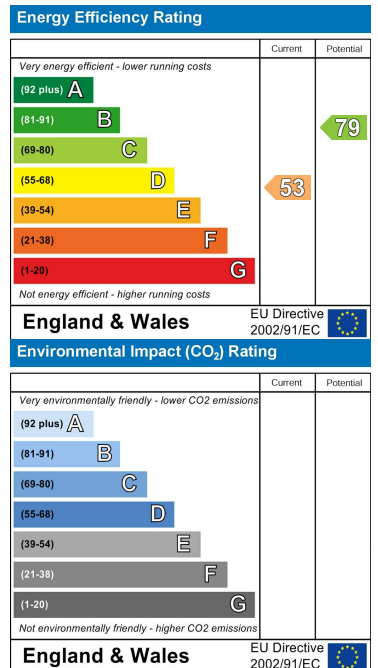


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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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